



Small Holding

Wattieston Farm, Kilbirnie,
Offers Over £310,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650
75 Main Street, Largs KA30 8AJ



MACTAGGART & Co

SITUATION

Located at the top of a well maintained private road approximately three miles from the rural town of Kilbirnie, Wattieston Farm is a substantial traditional farmhouse of excellent internal proportion.

The property includes approximately six acres of woodland paddocks with additional workshop, carport, woodshed, calf pen, yard and multiple kennels. The previous owners operated a successful gun dog training centre from the farm for many years.

The property is in need of general upgrade and modernisation but offers a fabulous lifestyle opportunity in a location that is still within easy reach of all major amenities including Glasgow that is approximately twenty five miles to the north.

The accommodation on offer comprises entrance vestibule, reception hallway, lounge with woodburning stove, conservatory, living room, dining sized kitchen, utility room, bathroom and four bedrooms. The property has oil central heating in addition to electric heating with roof mounted solar panels.

ROOM DIMENSIONS

Entrance Vestibule	3.58 m x 2.36 m / 11'9" x 7'9"
Reception Hall	4.67 m x 2.90 m / 15'4" x 9'6"
Living Room	3.99 m x 5.03 m / 13'1" x 16'6"
Lounge	4.39 m x 5.05 m / 14'5" x 16'7"
Kitchen Dining Room	4.17 m x 5.05 m / 13'8" x 16'7"
Bedroom 1 / Family Room	5.26 m x 5.05 m / 17'3" x 16'7"
Bedroom 2	5.03 m x 3.61 m / 16'6" x 11'10"
Bedroom 3	5.21 m x 3.66 m / 17'1" x 12'0"
Bedroom 4	4.37 m x 2.95 m / 14'4" x 9'8"
Utility	2.21 m x 2.06 m / 7'3" x 6'9"
Bathroom	2.39 m x 2.06 m / 7'10" x 6'9"
Conservatory	2.90 m x 2.82 m / 9'6" x 9'3"

BURDENS

The property is in Band D of the Council Tax.



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PRICE

Offers Over £310,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

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NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were taken using a sonic measuring device and their accuracy is not guaranteed.



espc

Ref:
E478820

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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