



THOMAS MURRAY  
PROPERTY

Whilk Cottage

Whilk Meadow

Lendalfoot

KA26 0JG





View from property





Drive and view





Rear Elevation





Living Room





Garden Room





Kitchen



Living Room



Garden Room

## Whilk Cottage, Whilk Meadow, Lendalfoot

Situated in a wonderful coastal position Whilk Cottage occupies a lovely setting tucked behind a distinctive rocky outcrop. The house has a fabulous view toward the sea, Ailsa Craig, Arran and the Kintyre Peninsula

This detached house is about a minutes walk from the shore

The house has garage and areas of garden which comprise small lawn to front and a paved terrace at the rear which is sheltered and private and mono block drive

The house has accommodation over 2 floors comprising

Entrance Hall

Garden Room

Living Room

Bedroom 1

En Suite Bathroom

Dining Kitchen

Utility Room/Cloakroom

Upstairs

Bedroom 2

Bedroom 3

Bathroom

Double glazed. Oil fired central heating

The house sits just off the A77 and is easily accessible

A seldom available opportunity to acquire a delightful property in a wonderful situation on the Ayrshire coast.

This corner of south west Ayrshire is renowned for its contrasting and unspoilt scenery. Attractions in the district include: a variety of hill and coastal walks and cycle trails; the National Trust Culzean Castle and Country Park; Galloway Forest Park; excellent Golf Courses at Girvan, Turnberry, Prestwick and Troon. There are of course the usual field sports and rivers for fishing the most notable of which in the district is the River Stinchar. Ballantrae, about 6 miles from the Property and the village has a delightful sea front where there is access to a sandy beach. The village has a primary school, doctors surgery with dispensary, shop and bowling green and a small



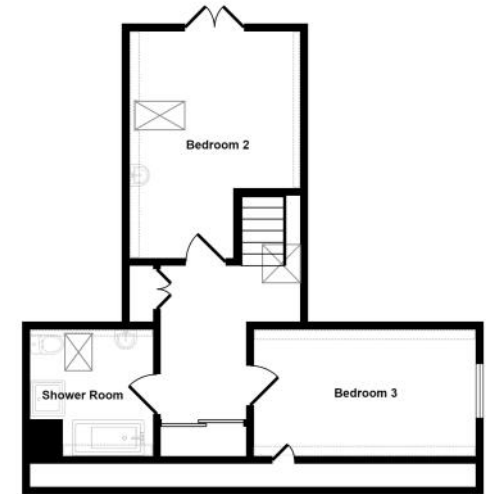


Dining Kitchen



Dining Kitchen

Living Room	14'9" x 17'3"
Garden Room	16'4" x 15'6" reducing to 8'9"
Dining Kitchen	14'5" x 8'
Bedroom 1	14'8" x 10'2" at widest
En Suite Bathroom	8'1" x 6'
Bedroom 2	9'6" x 9'6" and 4'6" x 6'1"
Bedroom 3	7'3" x 14'4"
Bathroom	7'6" x 5'6" and 5'2" x 2'5"
Garage	20'11" x 11'4"



First Floor  
Approx 44 sq m / 469 sq ft





Entrance



Entrance



Living Room



Garden Room





Kitchen



Bedroom 1



Bedroom 1



En Suite





Landing / Stairwell



Landing



Bedroom 3



Bedroom 3





Bedroom 2



Bedroom 2



Bathroom



Bathroom





Patio



Front Garden



Front Garden



Garage





Back of house



General Surroundings and view from house

## Directions and Location

Girvan 7 miles | Ayr 27.5 miles | Glasgow 62.3 miles

Travelling south on A77 from Ayr. Continue through Girvan on coast road. Proceed through the small settlement known as Lendalfoot. Continue ahead on A77, go past layby with monument on righthand side. The house is situated a little further along on the lefthand side of the main road.

Girvan provides nursery, primary and secondary schooling, a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone), community hospital, a variety of shops, an attractive sea front and working harbour with moorings for pleasure craft. The town has an ASDA supermarket and railway station with connections north to Ayr and Glasgow.

## General

The garage has light and power. Windows are double glazed in uPVC and timber casements

Home Report available on request

Drainage is to septic tank.

## Council Tax

Band A

## Energy Efficiency Rating

E (50)

## To view contact



**Tel:** 01465 713498

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**Pre-sale Valuation and Appraisal** | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



### Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding is required in order for the transaction to proceed.

### Offers |

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

### Conditions of Sale |

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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