



THOMAS MURRAY  
PROPERTY



Pinmore Lodge

Pinmore

KA26 0TD





Rear Elevation





Garden Room





Living Room





Garden Room





Living Room



Dining Room

## Pinmore Lodge, Pinmore

Delightful detached 3 bedroom cottage in a lovely wooded setting on the bank of the River Stinchar

This extended cottage stands in a large garden and further comprises poly tunnel, garage/workshop and kennel

The cottage comprises

Entrance Hall

Living Room

Garden Room

Dining Room

Kitchen

Utility Room

Cloak Room with wc & whb

Inner Hall

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

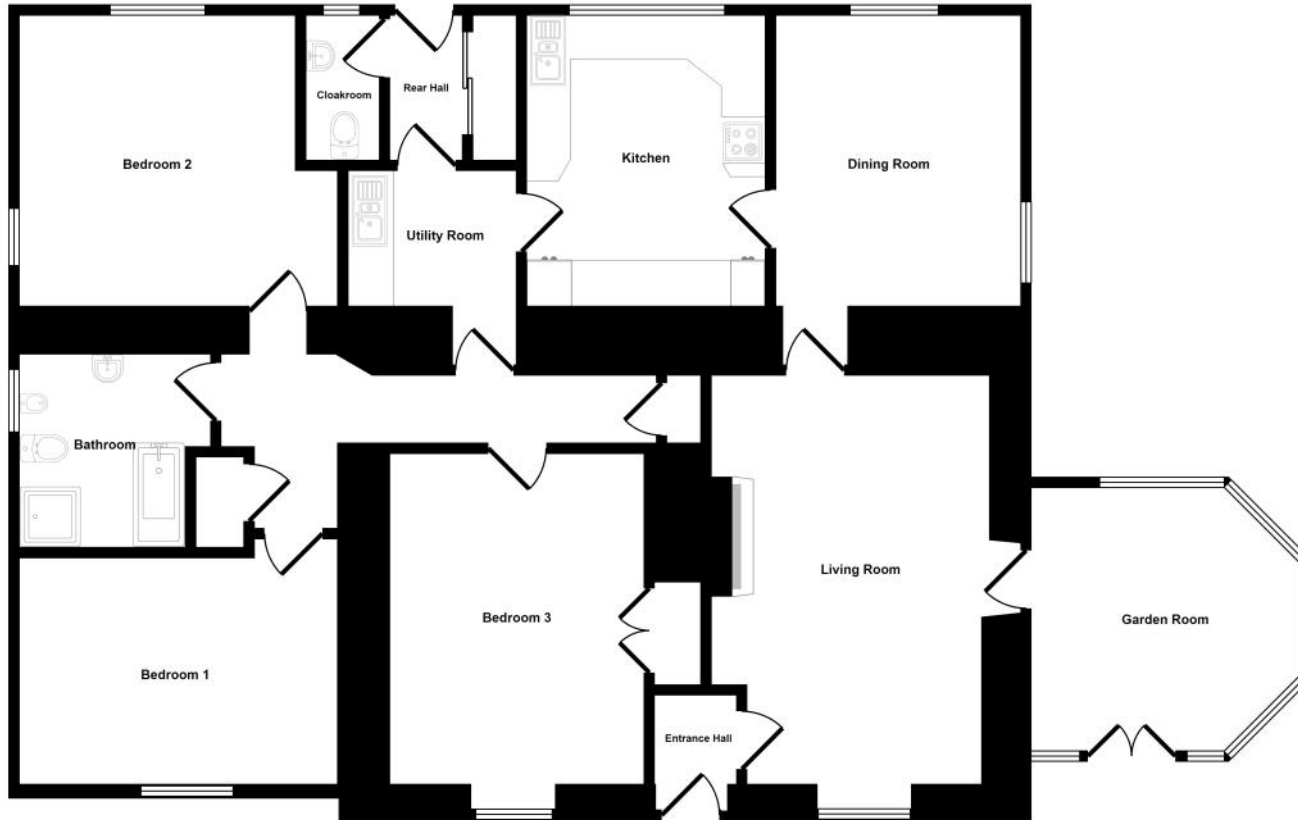
Double glazed. LPG and electric heating

Attractive, sheltered location

The house requires some general redecoration/modernisation but offers excellent possibilities

Well worth viewing

Girvan 6.3 miles | Ayr 27 miles | 61.8 miles



Living Room	17'7" x 11'9" reducing to 10'1"
Dining Room	12'5" x 10'3" & 2'5" x 2'10"
Kitchen	12'3" x 10'3"
Utility Room	6'2" x 7'6" & 2'2" x 2'8"
Bathroom	8'3" x 8'1" reducing to 7'
Cloakroom	5'10" x 3'4"
Garden Room	12' x 11'7"
Bedroom 1	10'5" x 13'7" & 0'9" x 3'6"
Bedroom 2	12'7" x 13'10" reducing to 11'10"
Bedroom 3	14'6" x 10'11"
Poly Tunnel	24'9" x 15'10"
Workshop	6'2" x 11'4"
Garage	16'1" x 11'4"



Hall



Hall





Living Room



Dining Room



Kitchen



Kitchen





Garden Room



Utility Room



Back Door



Cloakroom





Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3





Bathroom





### Directions

Travelling south from Girvan on the A77 proceed to roundabout on the edge of town signpost Shallochpark. Here take second exit signpost A714 Barrhill & Newton Stewart. Continue on this road for about 6 miles and turn left sign post Barr, B734. Proceed over bridge and continue a short distance. Turn left on corner to private road. Continue ahead and the cottage is on the right hand side.

### General Comments

Home report available upon request

The proprietor of Pinmore Lodge has a right of access over the approach road in from the B734. This road (in concrete) serves Pinmore House. The Deed of condition makes mention that the proprietor of Pinmore Lodge is due to contribute to the maintenance of the access road.

Drainage is to septic tank.

### Council Tax Band

D

### Energy Efficiency Rating

D (55)

### To view contact



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)

**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.





Back Garden



Back Garden





### 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)



[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)