



THOMAS MURRAY  
PROPERTY



Hillside Cottage

Pinwherry

KA26 0SL



View south from Property



Front Elevation



Living Room



Kitchen

## Hillside Cottage, Pinwherry

Situated in a delightful rural setting this detached, 2 bedroom south facing cottage enjoys wonderful views across surrounding country side

The cottage stands in an easy to manage plot which affords off road parking and space to form a garage

All on the level the interior of the cottage comprises

- Hall
- Living Room
- Kitchen
- Bedroom 1
- Bedroom 2
- Bathroom

Double glazed. Oil fired central heating

The cottage is located 0.6 miles east of the small settlement of Pinwherry. The villages of Colmonell, 3.8 miles and Barrhill, 4.6 miles both have primary schools.

The cottage requires some general improvement but nevertheless is a property with great possibilities in a lovely location

Girvan 9.6 miles | Ayr 29.6 miles | Glasgow 64.7 miles

The cottage is in a great setting within a sheltered glen and this area of south west Ayrshire is renowned for its scenery and mild climate. There are excellent golf courses at Girvan and Turnberry. There are good rivers for fishing, the most notable of which in the area is the River Stinchar. Galloway Forest Park and the National Trust's Culzean Castle and Park are within easy driving distance. Girvan provides primary and secondary schooling, a variety of shops, ASDA Supermarket, Hospital and a working harbour with moorings for pleasure craft. The railway station in Girvan has connections to Ayr and Glasgow. Girvan has a great beach.



Living Room	13'3" x 12'5"
Kitchen	7'5" x 9'7"
Bathroom	6'2" x 5'7"
Bedroom 1	11'4" x 11'10"
Bedroom 2	9'4" x 9'11"



Hall



Hall



Living Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Kitchen



Bedroom 1



Bedroom 2



Bathroom





Rear Elevation



Back Garden



Side, east

### Directions

Travelling from Girvan, take A714 signpost Newton Stewart and continue on this road for about 9 miles. On arriving in Pinwherry continue ahead. Where the main road starts to veer right over the bridge, proceed straight ahead onto narrow unclassified road. Go past the community centre, on the left and then go past what was the old village hall on the right. Continue ahead and Hillside Cottage is the first property you come to on the lefthand side.

### General Comments

Home report available upon request.

The cottage is connected to septic tank drainage. Electricity and water are from main grid.

### Council Tax Band

A

### Energy Efficiency Rating

E (47)

### 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.



View north from rear of property



Side, view west from property



View south



View west

### 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)