

Carleton Mains Cottage
Lendalfoot
KA26 0JL





View from cottage



View from cottage



Back



Living Room



Kitchen



Living Room



Kitchen

Carleton Mains Cottage, Lendalfoot

In a stunning elevated site this detached, 2 bedroom cottage has fabulous views to the sea, Ailsa Craig and toward Arran

The cottage is situated amidst attractive rural surroundings

The cottage comprises

Hall

Living Room

Kitchen

Bathroom

Bedroom 1

Bedroom 2

Double glazing . Electric heating

Garden extends to the south side of the cottage

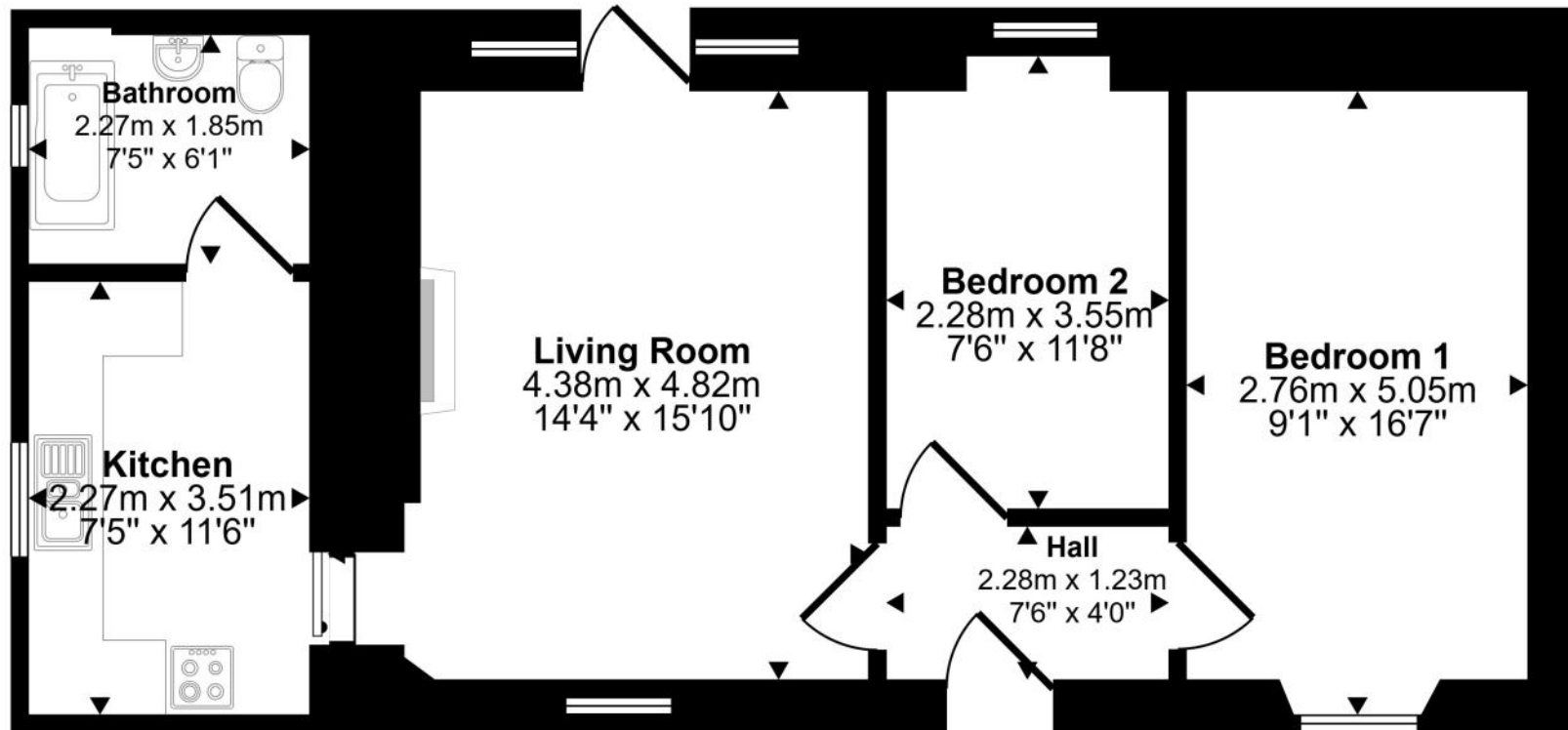
The cottage does require improvement throughout but it offers great potential and scope to be extended

The location is superb and although lovely and rural the cottage is only ½ mile off the A77. Girvan is about 7miles

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 harbour

Approx Gross Internal Area
60 sq m / 647 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Bedroom 1

&

Bedroom 2





Living Room
&
Bathroom





The cottage



Living Room

Directions and Location

Ayr 28 miles | Glasgow 63 miles

Travelling south on A77 from Ayr. Continue through Girvan on coast road. Proceed to the small settlement known as Lendalfoot and in Lendalfoot turn second right to narrow unclassified road. Continue on this road for about ½ mile and the cottage is situated on the right hand side

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 Comments

Home report available upon request.

Drainage is septic tank

We understand that water is from mains supply

Any development of the cottage is subject to obtaining the appropriate local authority consent

Council Tax Band

B

Energy Efficiency Rating

F23

To view contact



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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.



Garden



View from garden



View from cottage

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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