



# DEVELOPMENT OPPORTUNITY

DIAMOND COTTAGES, AUCHENCUIVE

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**A fantastic development opportunity comprising of 5 charming cottages requiring development and full refurbishment within a lovely private setting just outside Ayr.**

Diamond Cottages is a wonderful opportunity to create a charming cul-de-sac comprising of five cottages within the Auchincruive Estate. Floorplans for all five properties are included within this listing.

Once developed each cottage should comprise as follows :

**Cottage 1**, semi-detached, extends to a reception hallway, living room, kitchen/breakfast room with double doors to the garden, three bedrooms and a three piece bathroom.

**Cottage 2**, semi-detached, extends to a reception hallway, front facing living room, kitchen/breakfast room with double doors to the garden, three bedrooms and a three piece bathroom.

**Cottage 3**, semi-detached, extends to, on the ground floor, a reception hallway, open plan living/ dining room, kitchen with door to the garden and a three piece bathroom. Upstairs there are two double bedrooms.

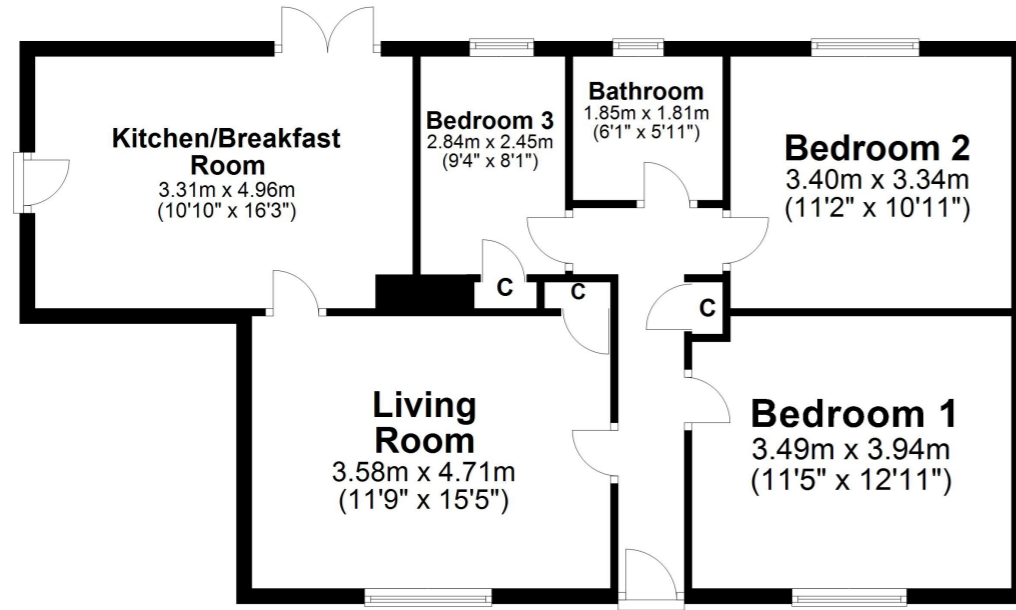
**Cottage 4**, semi-detached, extends to, on the ground floor, a reception hallway, open plan living/ dining room, kitchen with door to the garden and a three piece bathroom. Upstairs there are two double bedrooms.

**Cottage 5**, detached, extends to a vestibule, reception hallway, living room, kitchen/dining room, family room with double doors to the garden, three bedrooms (master with en-suite shower room) and a three piece bathroom.

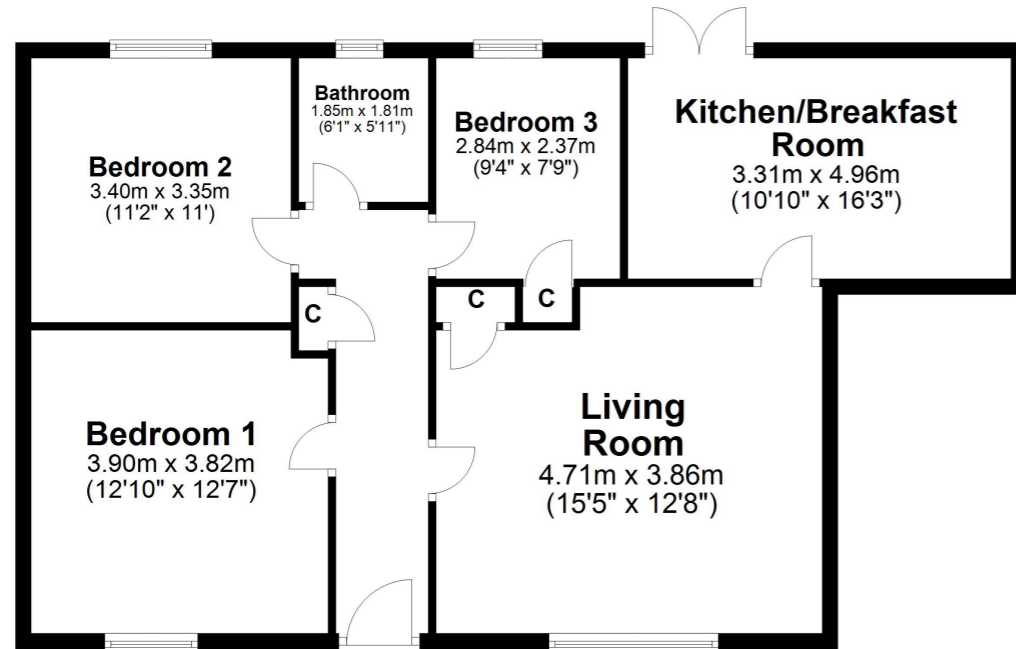
Externally there are good sized garden grounds surrounding the properties.



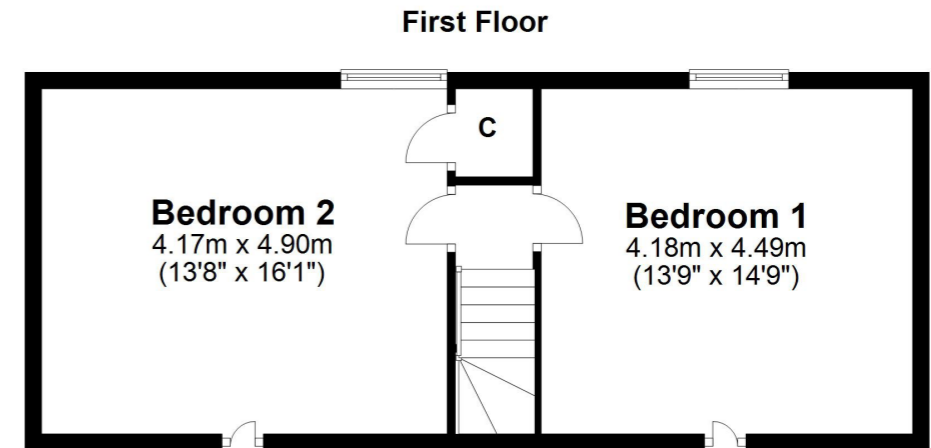
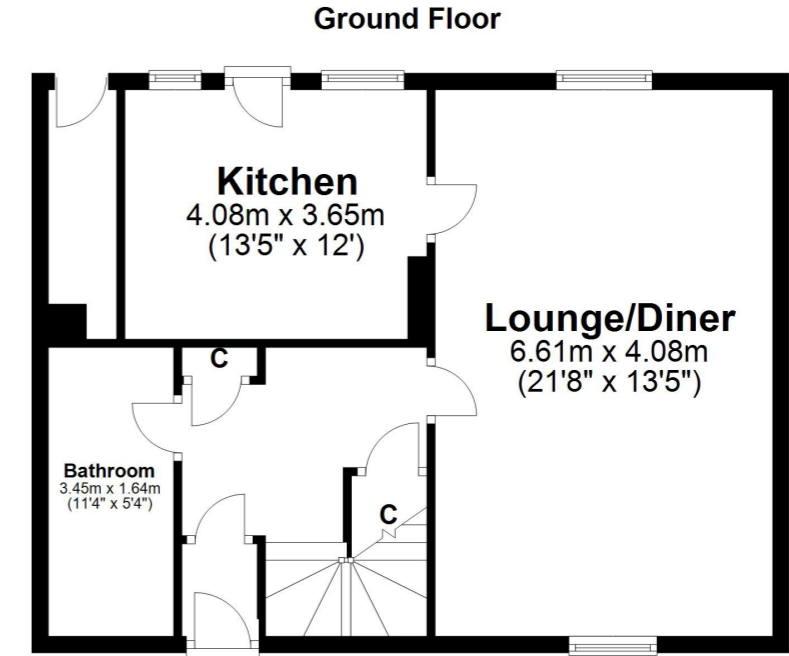
COTTAGE 1



COTTAGE 2

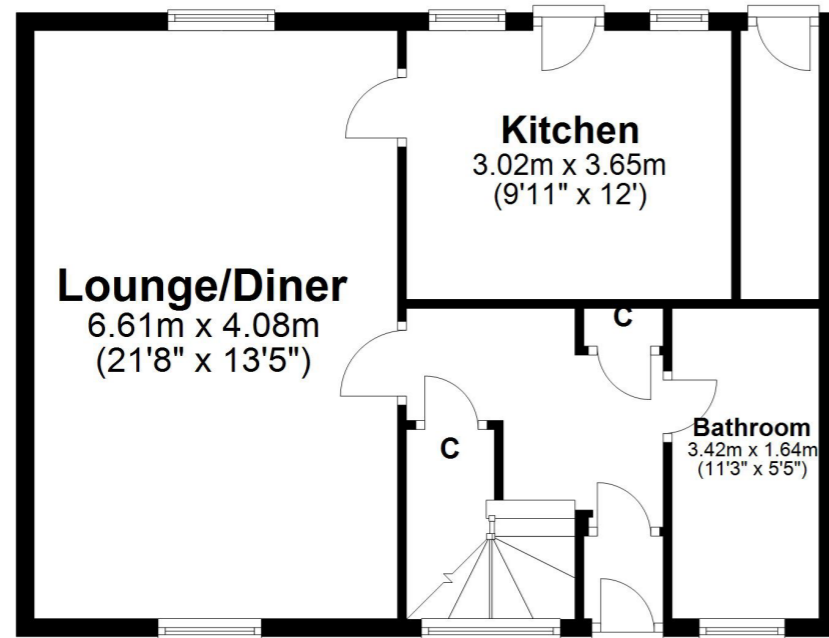


COTTAGE 3

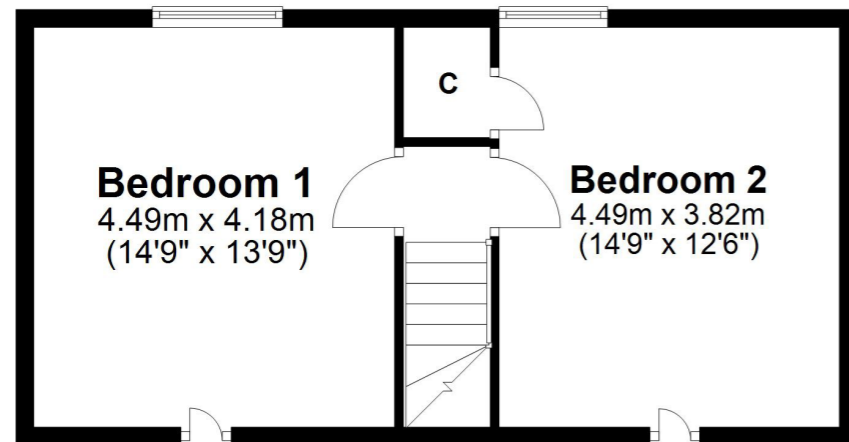


COTTAGE 4

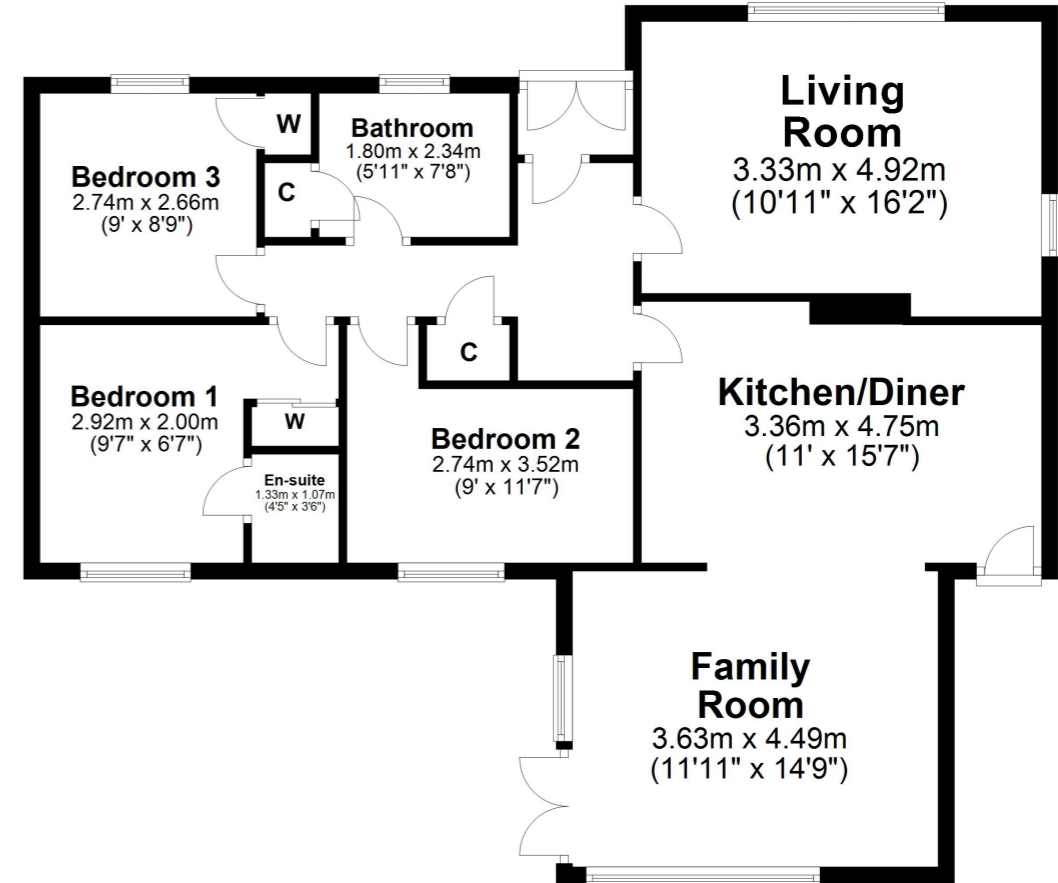
Ground Floor



First Floor



COTTAGE 5



The Auchincruive estate lies approximately four miles to the east of Ayr and was originally laid out in around 1723. The immediate area provides beautiful walks with mature woodland and rolling countryside and includes the recently opened Clock tower cafe bar. Ayr town centre is around four miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

**Directions:** Travelling east from the Whitletts roundabout on the B743 turn right into the Auchincruive estate. Diamond Cottages are along on the right hand side.

AY4802

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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