



# BROOMLANDS COTTAGE

MAYBOLE

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

**A utterly charming detached cottage occupying a delightful rural location around a mile from the popular Ayrshire village of Crosshill.**

This is a rare opportunity to acquire a distinctive traditional cottage with uninterrupted open views over rich Ayrshire countryside surrounded by generous gardens and within a short distance from Crosshill.

The accommodation is all on one level and although a degree of modernisation is required this has been reflected in the asking price.

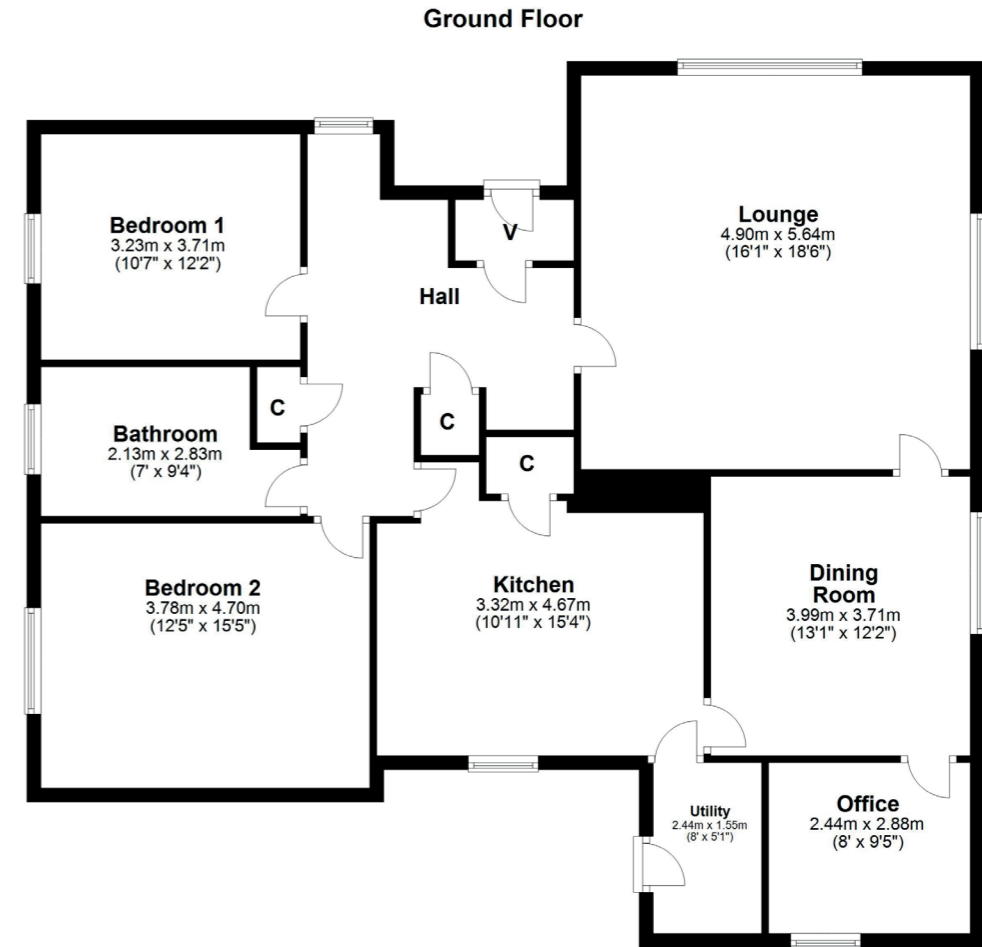
The accommodation comprises Entrance vestibule, formal lounge with dual aspects, superset dining room, home office, fitted dining kitchen with utility off, two double bedrooms, large bathroom, LPG gas central heating.

The gardens are without doubt a superb feature of the house. Two, driveways provide private parking for multiple vehicles. The rear garden has extensive lawn and incredible elevated views over farmland and beyond. There is a single garage and outbuildings.









Crosshill has local amenities and lies a short distance from the larger town of Maybole. Ayr town centre is approximately 14 miles has a comprehensive range of supermarket and retail shopping, transport, and recreational facilities.

**AY4482** | Sat Nav: Broomlands Cottage, Maybole, KA19 7QF

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

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