



# EASTBURN COTTAGE

AUCHINCRUIVE, BY AYR

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

**A charming detached country cottage, with a stunning setting, surrounded by rolling Ayrshire countryside and just minutes from the market town of Ayr.**

Eastburn Cottage is a delightful detached cottage with a breathtaking rural setting, adjacent to the River Ayr and close to the villages of both Annbank and Coylton, and just a short drive from the market town of Ayr and the A77/M77 road network. There are open views over countryside to the rear and private gardens that extend across this corner plot that perfectly complement this fantastic home. The interior is presented with largely neutral decor, with a modern shower room suite and the original 1930s cottage has been extended with a porch to the front and a garden room at the rear. There is further scope to extend into the floored and lined attic room, subject to the normal consents, and the property has an air-source heat pump and solar panels to contribute to the energy efficiency.

In more detail, the internal accommodation extends to an entrance porch leading into a vestibule and then an inner hallway with a storage cupboard that has loft access into a floored and lined attic room with a Velux window and a separate store, a spacious lounge to the front, a kitchen with space for dining, a garden room with a door out to the rear, two double bedrooms and a modern shower room suite.

Externally there are gardens that wrap around the property with manicured front gardens that include a lawn, decorative shrub borders and paved pathways. There is a driveway along one side that allows parking for a number of vehicles and a large garden to the other side with lawn, a greenhouse, garden shed, a potting shed, shrub borders and mature hedging. The rear garden area is predominantly monoblocked with views out over open countryside.

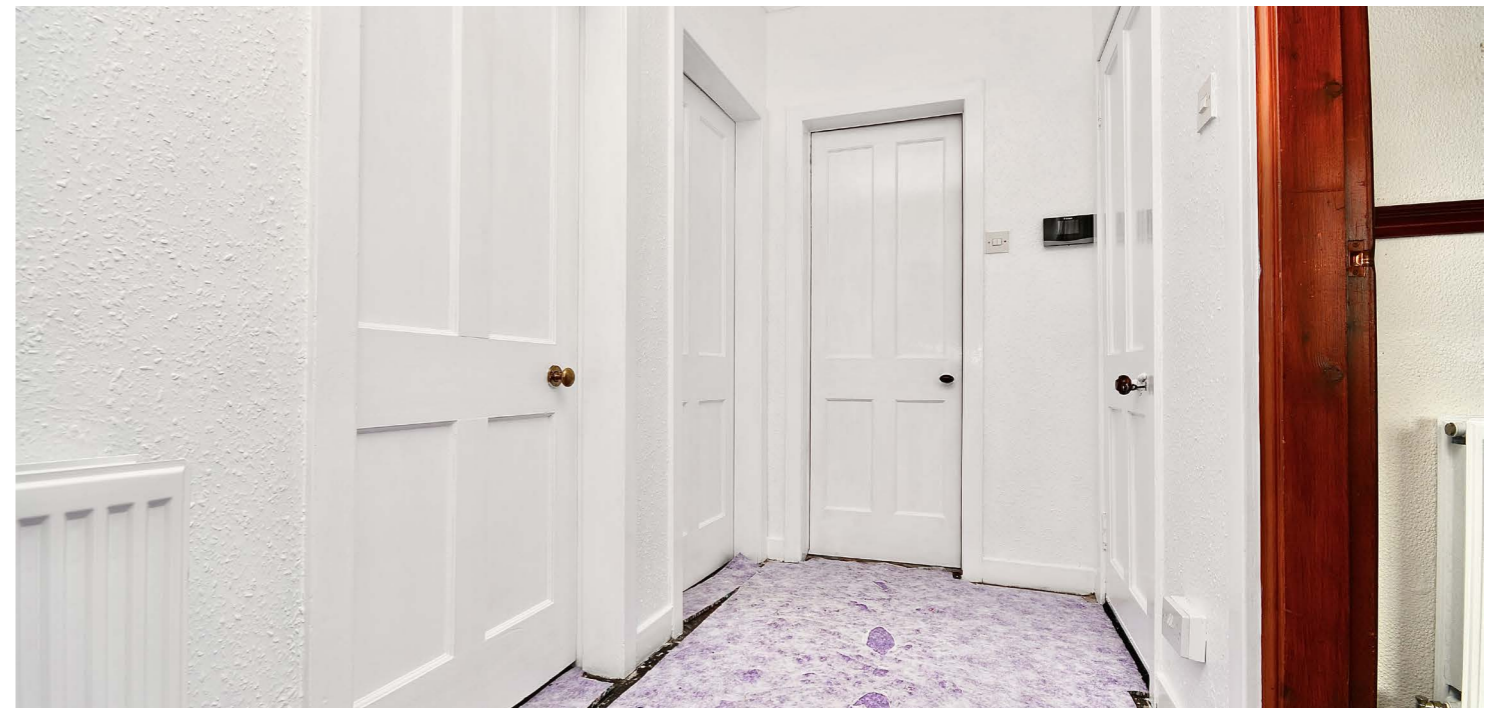




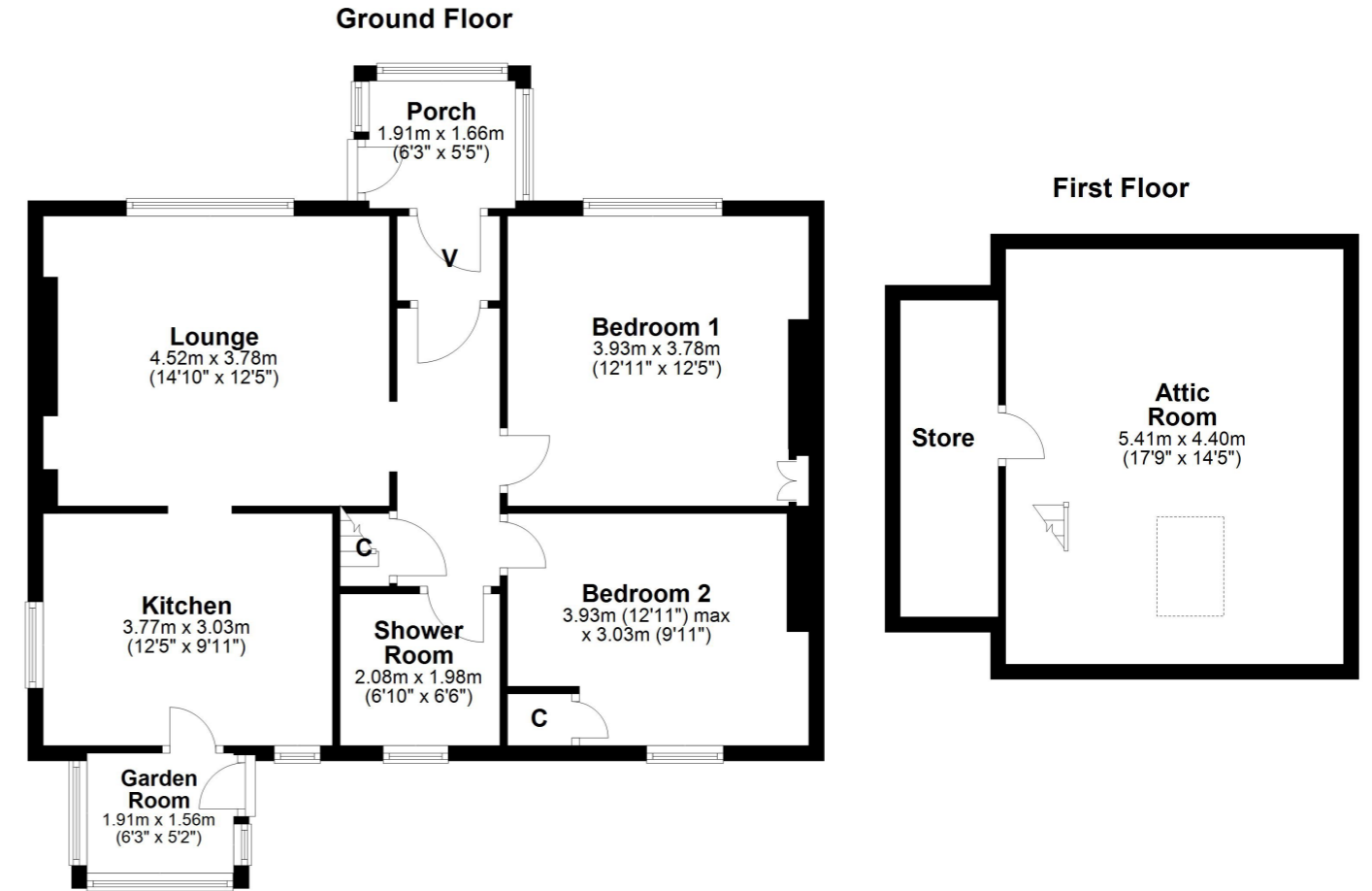












Eastburn Cottage is within walking distance of the popular village of Annbank, which has a selection of local amenities, and is also well-placed for access to the comprehensive range of amenities offered by the towns of Prestwick and Ayr, including schools, shops, restaurants and bars, transport links to Glasgow and beyond, supermarkets and leisure facilities. There is also Prestwick International Airport and first class golf courses and resorts.

**AY5002** | Sat Nav: Eastburn Cottage, Auchincruive, By Ayr, KA6 5HY

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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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