



# STABLE COTTAGE

HOLLYBUSH

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

**A charming and deceptively spacious attached cottage providing generously proportioned family accommodation over two levels and gardens with a woodland back drop and bordering the burn.**

Stable Cottage is a rarely available attached cottage providing well presented accommodation extending to approximately 1700 square feet and enjoying an idyllic and highly private setting within the grounds of Hollybush Estate. The property has been cleverly designed to take advantage of its unique position overlooking the adjacent burn and will suit a wide range of potential purchasers.

The internal presentation is good with a high level of fixture and finish including a fitted kitchen with centre island and useful utility room adjacent, quality sanitary ware, neutral decoration, gas central heating, quality floor coverings and double glazing.

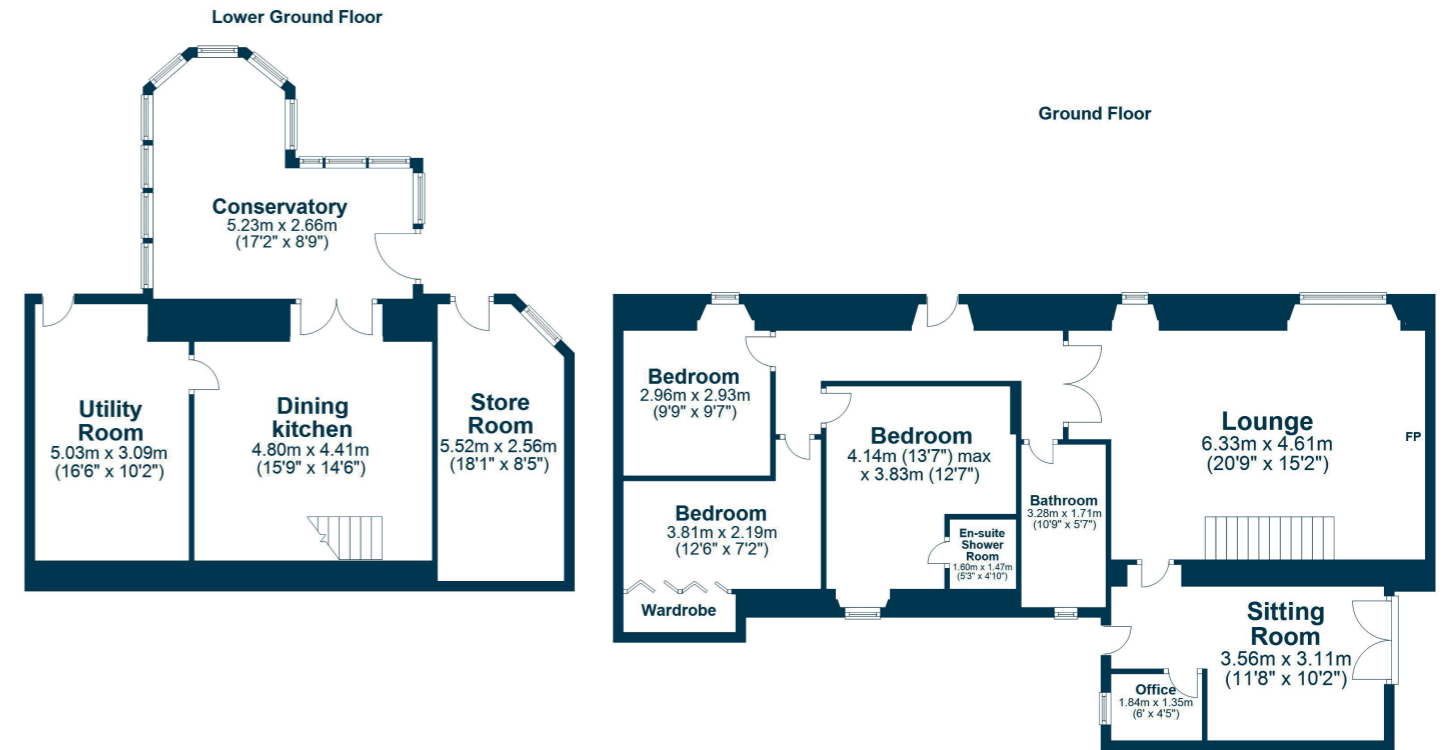
In summary the accommodation extends to, on the ground floor, an entrance hallway, formal lounge overlooking the burn, sitting room with double doors to the deck, office, three bedrooms (one with en-suite shower room) and a four piece bathroom. Stairs from the lounge lead down to the lower level which comprises of a dining sized kitchen, utility room and conservatory with space for both dining and relaxing.

Externally there are a number of garden areas including an inner courtyard and feature elevated deck both accessed from the sitting room. The front garden is laid to low maintenance paving with gated entry onto a chipped driveway, shrubbery borders and useful store room.









The property enjoys an idyllic position within the original grounds of Hollybush House within the quiet hamlet of Hollybush around ten minutes drive from the town of Ayr which provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there is ease of access to the A77/M77 which connects to Glasgow and surrounding areas.

**AY5039** | Sat Nav: Stable Cottage, Hollybush, KA6 7EA

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.



WE'RE **SOLD** ON  
YOUR FUTURE



C O R U M

Corum Ayr  
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)