

11 Burns Street

TARBOLTON, SOUTH AYRSHIRE, KA5 5RA



*RARELY AVAILABLE TWO-BEDROOM
END-TERRACE COTTAGE IN A QUAIN VILLAGE*



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McEwan Fraser Legal are delighted to present to the market this charming two-bedroom end terrace cottage, beautifully formed over two levels, at 11 Burns Street, Tarbolton KA5 5RA. Nestled in the ever-popular country village of Tarbolton, this delightful residence offers a spacious lounge, a well-appointed dining kitchen, and a bathroom featuring a bath with shower over. Enhanced by oil-fired central heating and double glazing, the cottage ensures comfort throughout.









Bedroom 1

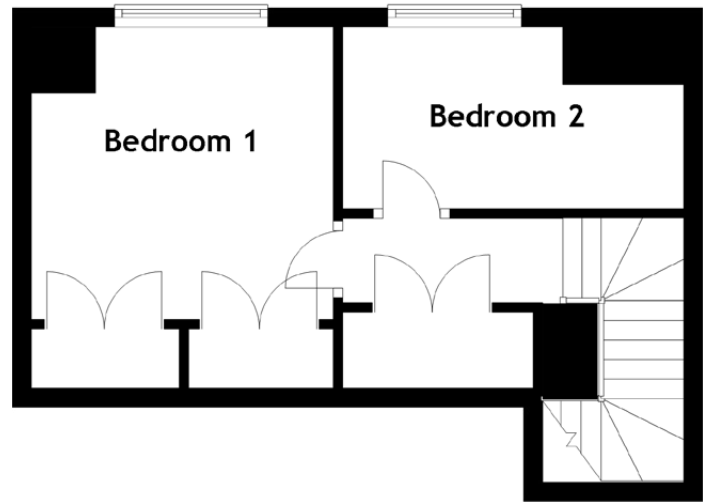
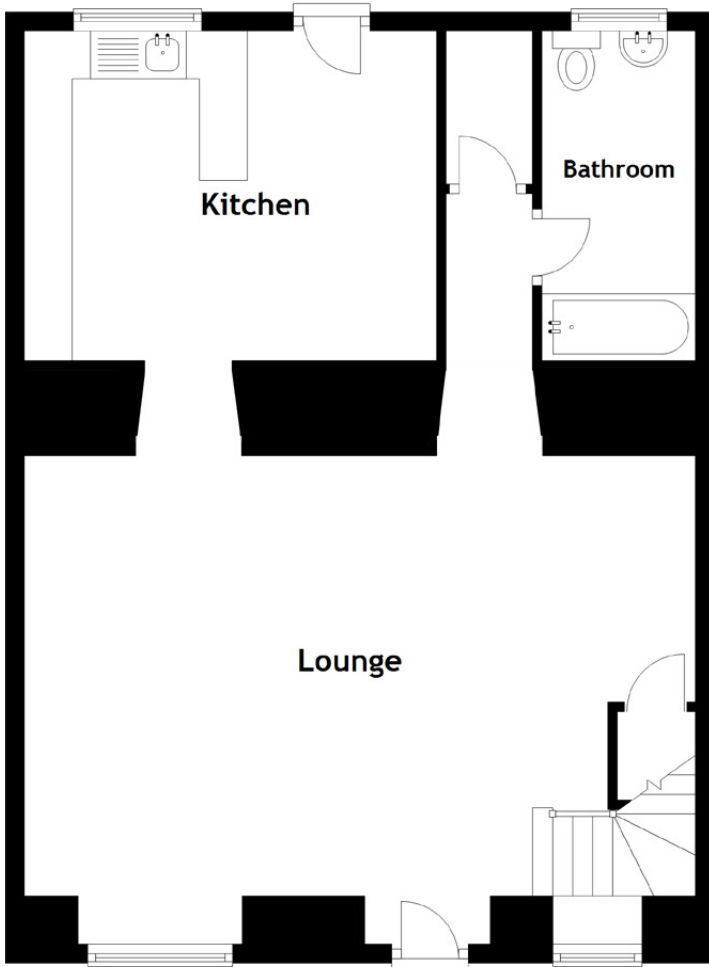




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	6.40m (21') x 4.60m (15'1")
Kitchen	4.30m (14'1") x 3.45m (11'4")
Bedroom 1	3.15m (10'4") x 3.05m (10')
Bedroom 2	3.56m (11'8") x 1.90m (6'3")
Bathroom	3.45m (11'4") x 1.60m (5'3")

Gross internal floor area (m²): 81m²

EPC Rating: E



The extensive rear garden provides an idyllic outdoor retreat. With an EPC rating of E 40, this property combines quaint charm with modern conveniences, making it an ideal home in a sought-after residential location.



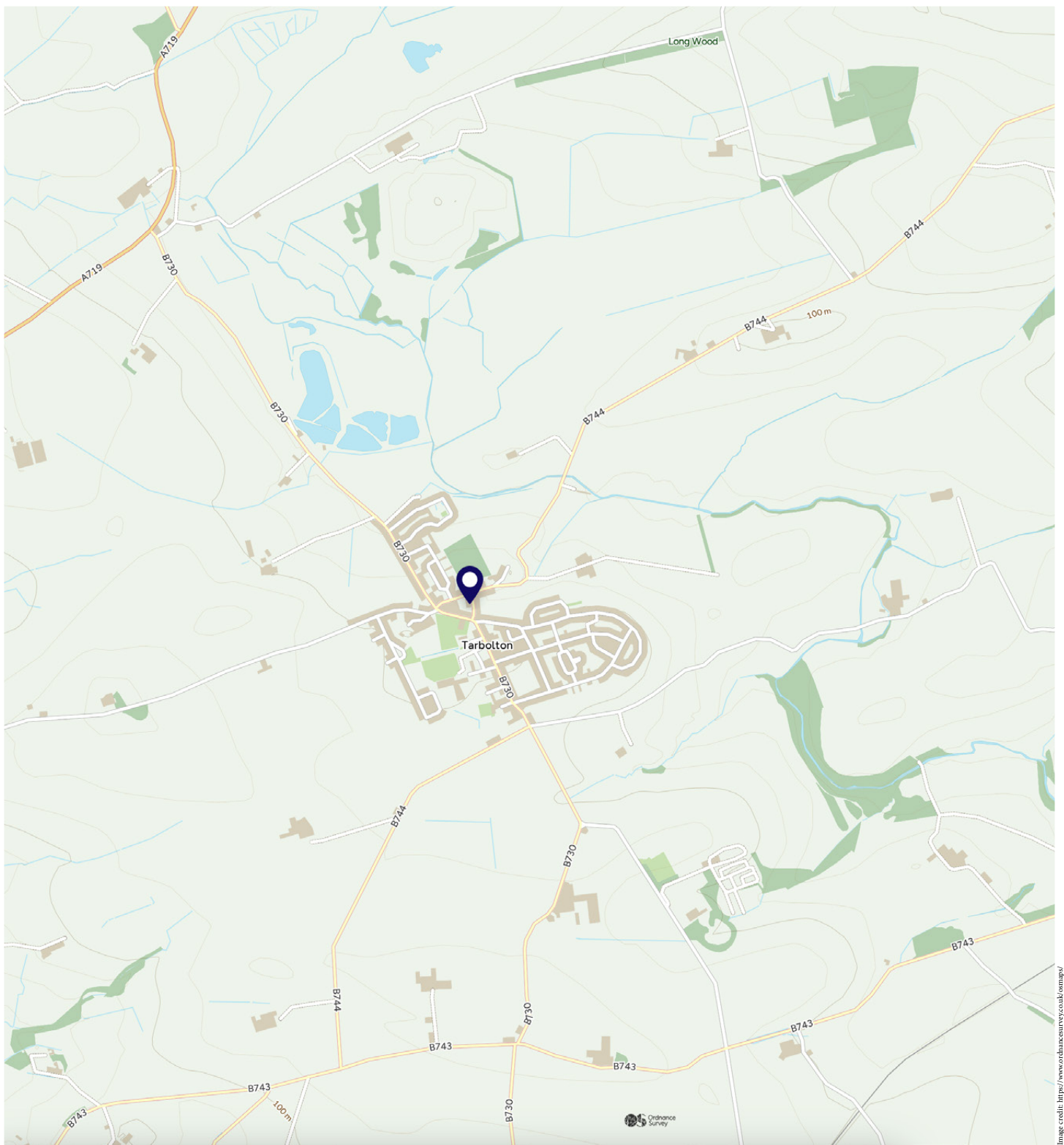


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**Part
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Text and description
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Photographer



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Designer

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