



# COTTAGE NO 1

LOCHLIBO ROAD, BURNHOUSE

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**This three bedroom 'Burns style' cottage is a rare find offering plenty of scope for further development on a substantial plot with a detached double garage/store measuring in excess of 931 sq feet complete with water and electrics. The property has beautiful landscaped gardens, open countryside to the rear, generous rooms and a flexible layout.**

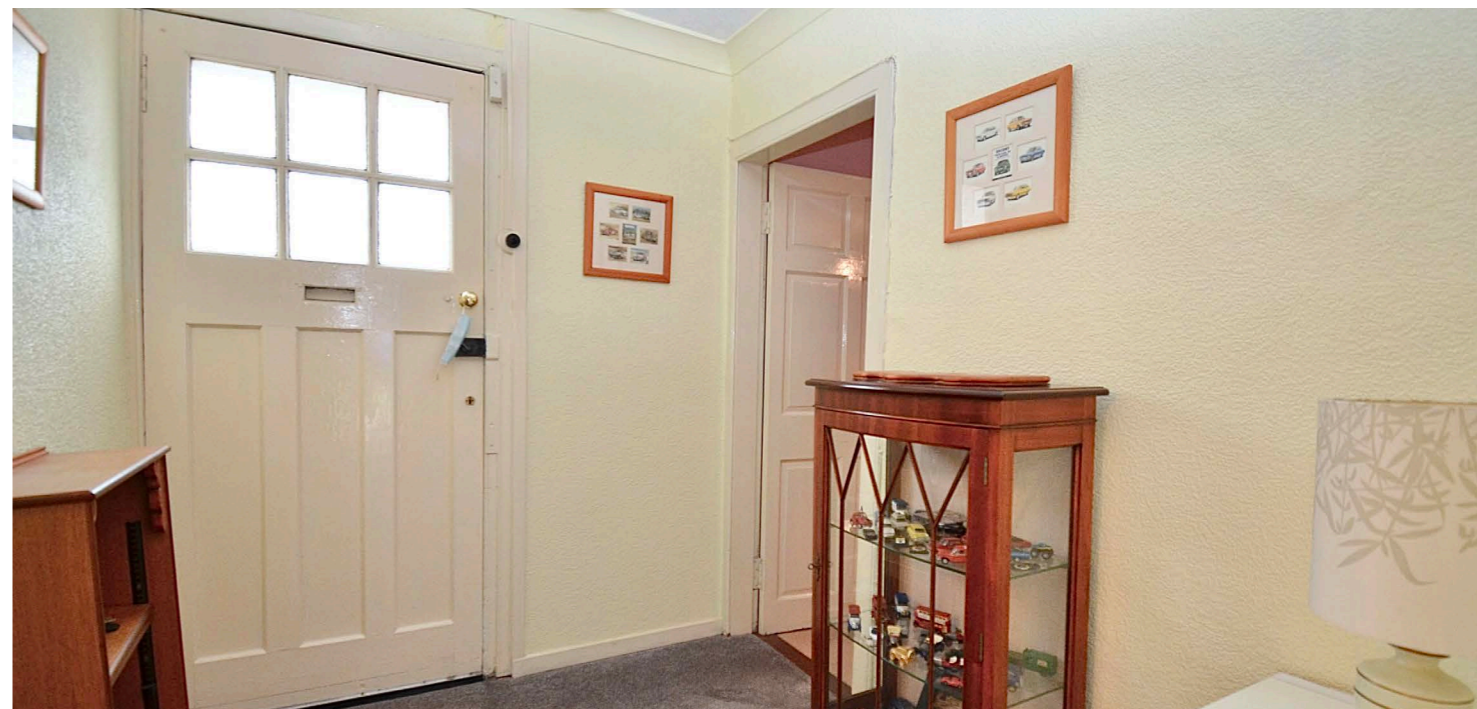
This unique property is an outstanding country cottage that offers a delightful lifestyle on a substantial plot, with potential development opportunities.

The property enjoys a spacious and flexible accommodation formed across two levels. On the ground floor there is a reception hallway leading to a formal lounge with focal point fireplace, a light and spacious open plan kitchen/ dining area, a family shower room, rear door access to the landscaped gardens.

The upper level has two generously proportioned bedrooms accessed from a staircase in the reception hallway.

There is a driveway to the side providing plenty of off street parking for several cars with attached garage, which has a loft area, as well as the aforementioned detached double garage and store which comprises of two sections measuring in excess of 931 sq feet.

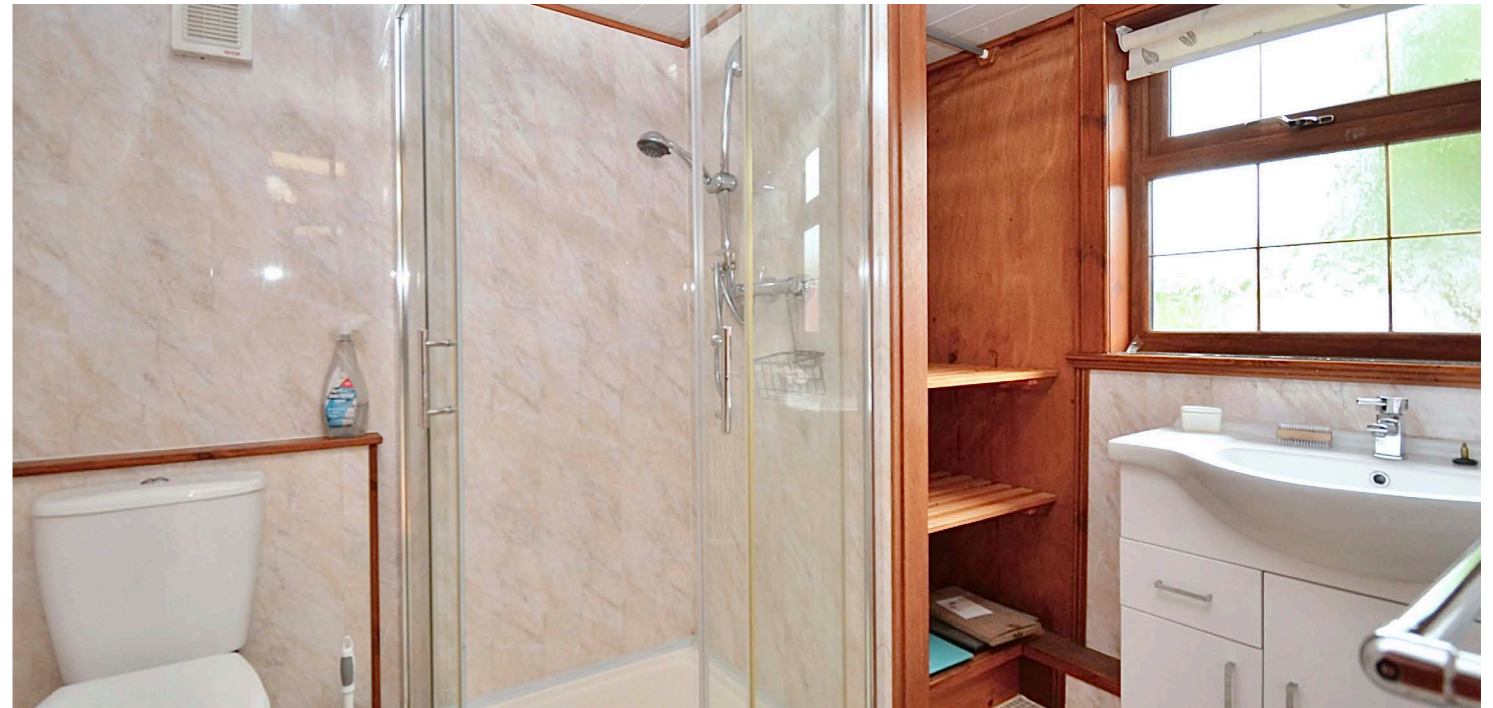
The property is further enhanced by a superb low maintenance private garden, which hosts a patio area, with a lawn area situated to the rear to enjoy the sun throughout the day. In addition, there is a large wood store/shed. Early viewing of this property is essential to fully appreciate this superb opportunity.













The property sits within this popular hamlet in the beautiful Ayrshire countryside, 20 miles south of Glasgow, and is well placed for ease of access to surrounding Ayrshire towns including Dunlop, Irvine, Largs and Beith, which provide a more diverse range of facilities. The area itself provides excellent public transport links via the bus network and Dunlop train station is just a 5 minute drive from the property, which connects to Glasgow.

Established schooling is available close by both at primary and secondary levels. Access onto the M77 motorway network is reachable within a 15 minutes' drive. Glasgow within 35 minutes.

Travel South and you can enjoy Ayrshire's famous sandy beaches and the very best that Ayrshire has to offer from championship golf courses to world class sailing.

**LA1849** | Sat Nav: Lochlibo Road, Burnhouse, KA15 1LF

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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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