



Craigbrae, Pinwherry

Craigbrae is a lovely 3 bedroom extended country cottage located within a beautiful rural setting offering stunning elevated panoramic views across the Stinchar Valley. The property is located 10.4 miles to the south east of the popular coastal town of Girvan within the county of South Ayrshire. The property is presented in good condition throughout and occupies a unique position offering a degree of privacy and seclusion. The property has been extended by the current owners and offers a flexible and adaptable layout to suit many buyer types with a pleasant blend of modern and traditional fixtures and fittings. Craigbrae is a wonderful country property which should be viewed to be fully appreciated. The property is located off the A714 and is accessed by a single track road that leads up to the property.



The accommodation in more detail comprises of a large bright living room with double aspect windows and feature fireplace with log burner. To the front of the property, you will find a large sunroom with study area. Both the sunroom and study area offer spectacular southerly views across the Stinchar valley. The sunroom offers an array of furniture configurations to enjoy the views across the valley. Adjacent to the study area you will find the kitchen. The kitchen in more detail consists of floor and wall mounted units, matching worktops, sink, range cooker, and space for white goods. A utility room can be found off the sunroom. The large utility room consist of stainless steel sink with space for white goods and storage.

Sleeping accommodation consists of three bedrooms. Bedroom one is located on the ground floor to the rear of the property. Bedroom one is the largest of the three bedrooms and benefits from having a feature fire place with log burner. Double doors leads directly out onto the sunroom where you can enjoy an early morning coffee while watching the sunrise. Bedrooms two and three are located in the attic space and are accessed from the stairs in the hallway. Completing the accommodation is a shower room comprising of shower, wc and sink.

The property further benefits from having double glazing and electric storage heating.

Externally to the left side of the property you will find an enclosed garden with raised beds, mature fruit trees and shrub borders. The rear garden further benefits from having timber sheds and two large glass house. The garden is a great space to relax and enjoy this fabulous setting. To the right of the house, you will find a stone outbuilding which offers a great opportunity to convert subject to the appropriate consents. The property also offers parking for several vehicles.

The village of Pinwherry is located 4 Miles away and Barrhill is located only 4 miles away. Barrhill is a beautiful village set amid the Ayrshire countryside. Barrhill has a shop, community pub, doctors surgery, bowling green, swing park, primary school and train station. Girvan, the nearest town offers a wider range of shops, leisure centre, golf course, beach, secondary school and supermarket. The nearby Galloway Forest Park & Glentrool Visitor Centre, are just two local attractions appealing to both residents and holiday makers alike. The immediate area offers excellent country walks and outdoor pursuits.



Below: Living Room



Below: Dining Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3031

Below: Kitchen



Below: Hallway



Below: Bedroom Two



Below: Bedroom One



Below: Shower Room Right: Bedroom Three

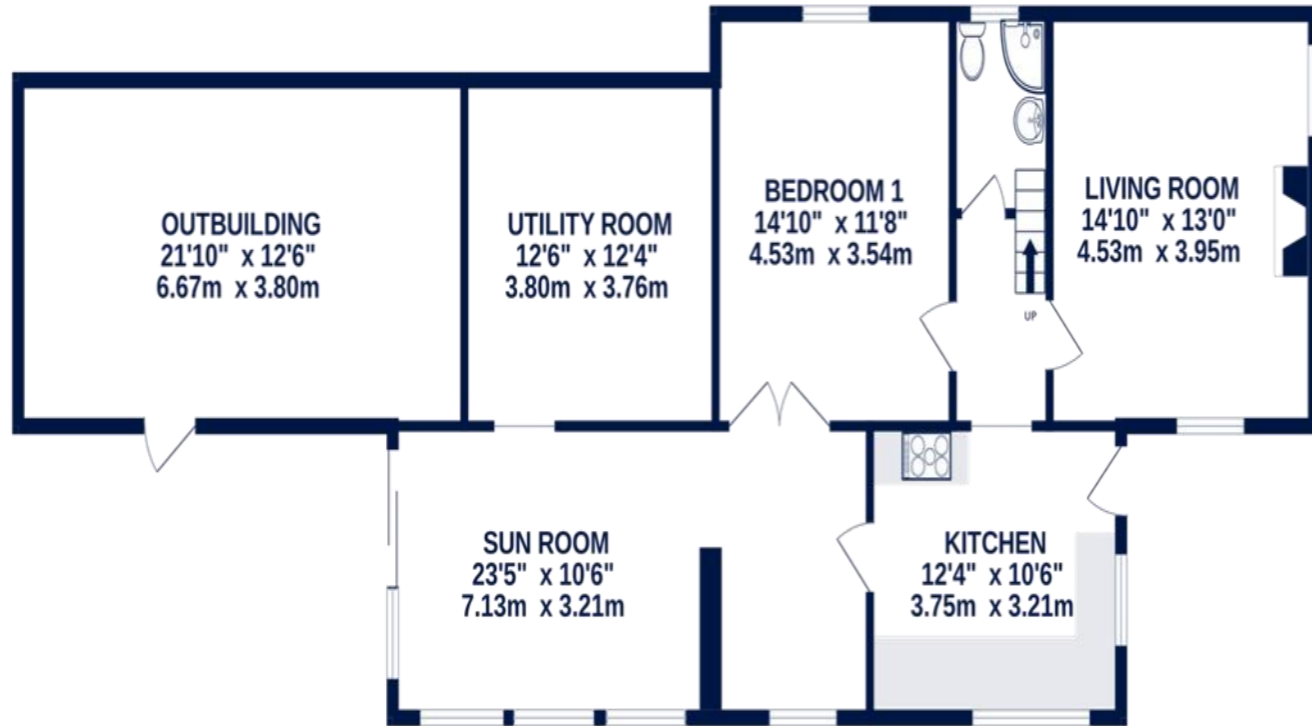


Below: Rear Garden with Outbuilding

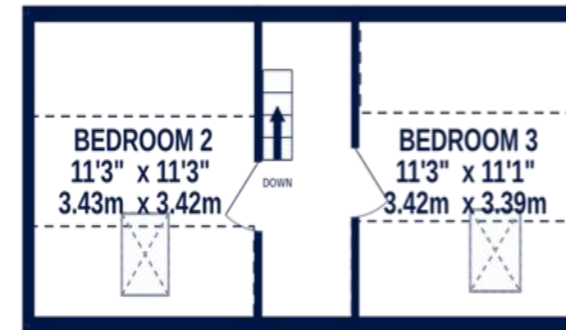




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Below: Rear Garden



GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. Heating is by LPG central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER: F(35)

Council Tax:

The property is band B and the amount of council tax payable for 2023/2024 is £1,130.24
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd , 31 Dalrymple Street, Girvan,KA26 9EU
Tel:01465 715065 or Email info@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

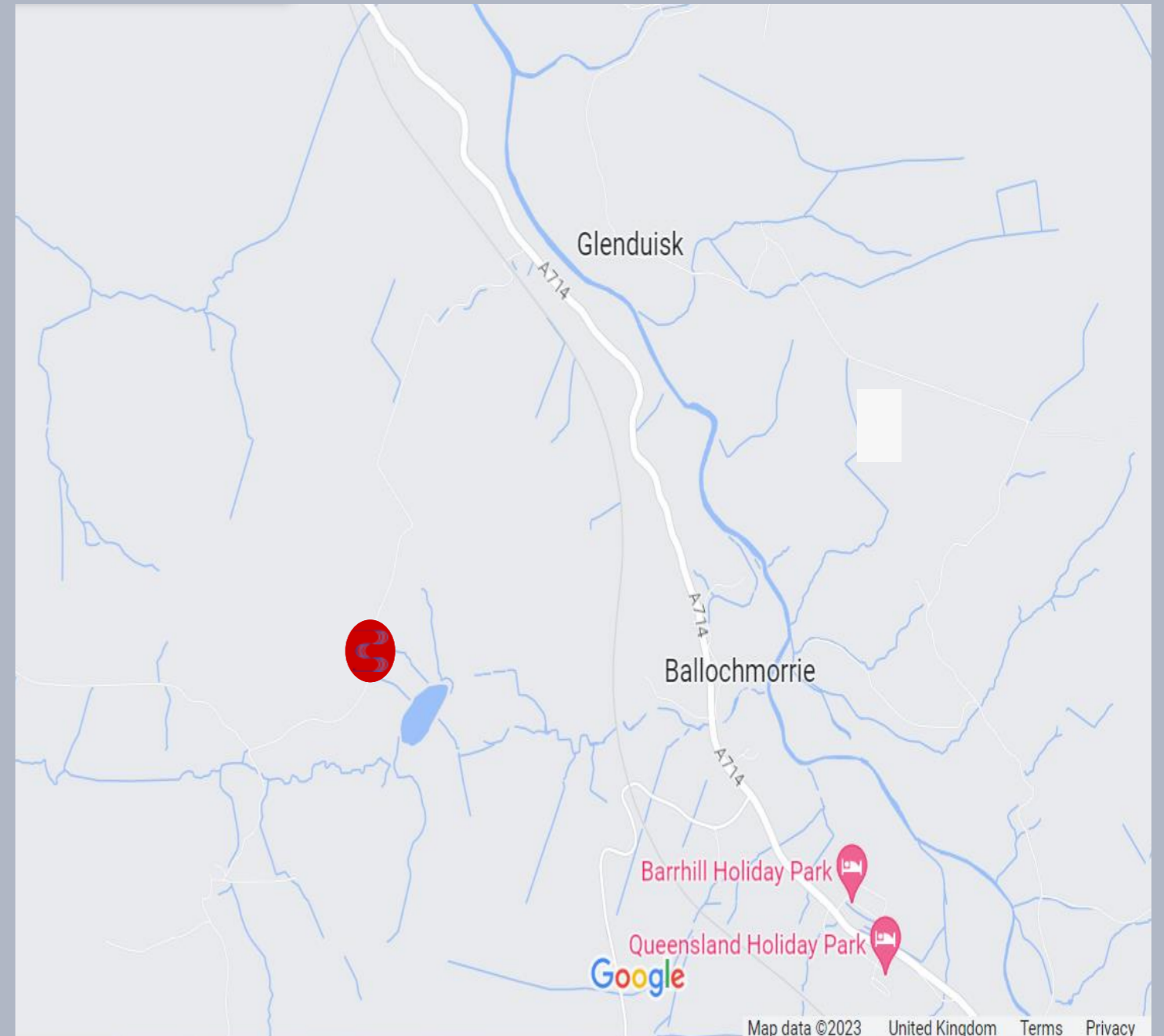
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.







I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn. Photographs and particulars were taken in August 2023.