



2 Burnfoot Cottage, Lendalfoot

Bruach Property are delighted to bring to the market 2 Burnfoot Cottage. A beautifully 3 bedroom seafront stone built cottage, set in beautiful rural surroundings, with spectacular sea views situated on Bennane Shore front being sold as a part of a portfolio. It is the perfect acquisition for those looking for a home with spectacular views of the Ayrshire Coastline. The property requires a degree of modernisation and would suit many buyer types. Viewing is highly recommended.



To the front of the property you will find a large conservatory which provides access to the main apartments. The large conservatory provides additional living space to enjoy the spectacular sea views and is a great place to watch the fabulous west coast sunsets. The front facing living room provides an array of furniture configurations and further benefits from having dual aspect windows. Complementing the living room is a feature fireplace with open fire. A door from the living room leads to a rear hallway with storage cupboard off. To the rear you will find the kitchen. The kitchen in more detail is fitted with streamline worksurfaces, a range of floor and wall mounted units, integrated units including: electric hob, fan and space for white goods.

Sleeping accommodation consists of three double bedrooms. Bedroom one is located on the ground floor off the living area. The bedroom is a good size with dual aspect windows. Stairs from the ground floor lead to a landing area providing access to bedrooms two and three. Bedrooms two and three are front facing bedrooms offering sea views and further benefit from having built in storage. Completing the accommodation is a family bathroom located at the rear of the property on the ground floor, the bathroom is complete with corner bath, over bath shower, sink and wc.

The property further benefits from double glazing and electric storage heating

To the front of the property you will find a lawn area to enjoy the spectacular views. To the right you will find a driveway leading to the rear of the property. The rear garden is laid to lawn with mature shrubs, the perfect place to enjoy some al-fresco dining

The property is located in a superb area on which to relax and enjoy the sound of the sea crashing on the beach which is only a few meters away. The perfect place for socialising, wildlife watching, fishing, exercise, star-gazing, or al-fresco dining. A property that has to be viewed to be fully appreciated.



Below: Living Area





Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465715 065
or
Email: info@bruachproperty.com
Ref No. : BRU3032

Below: Kitchen



Below: Dining Room / Bedroom One



Below: Bathroom



Bellow: First Floor Landing



Bellow: Bedroom Three and view from window

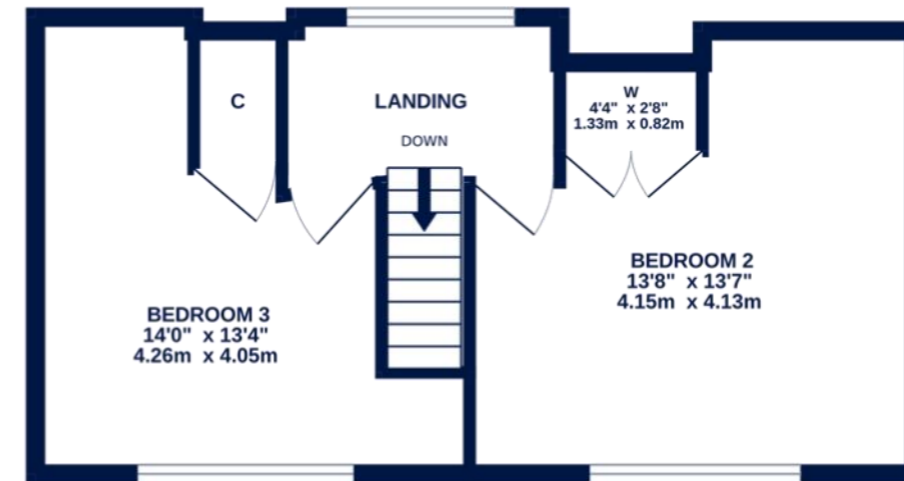
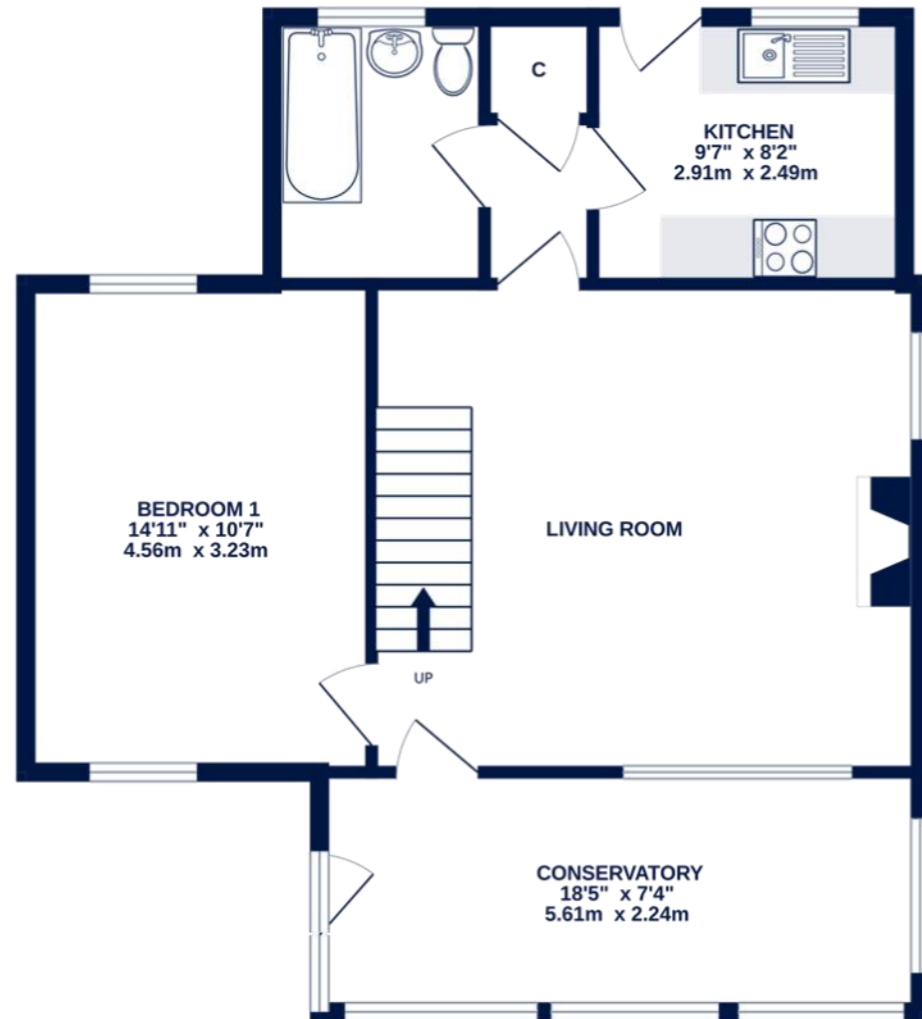


Bellow: Bedroom Three



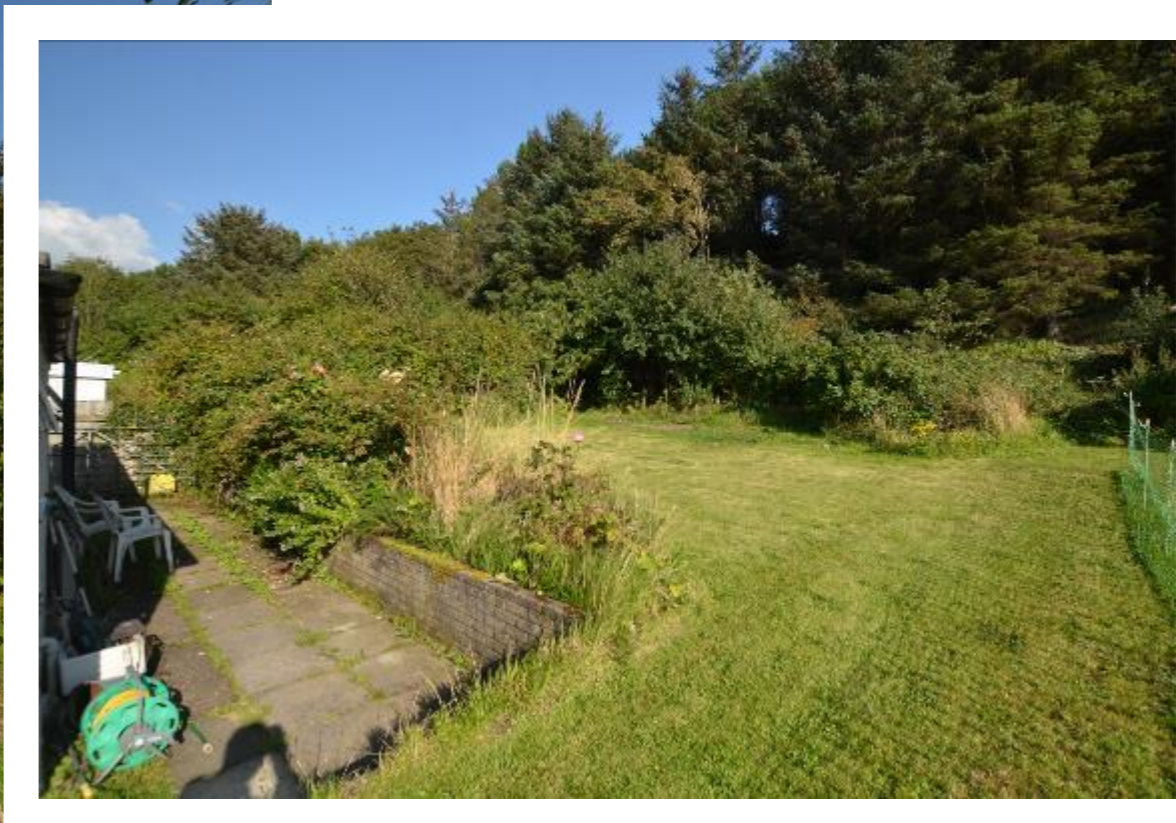
Below: Arial View of Boundary





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



Bellow: Views from the front of the cottage



GENERAL REMARKS

Services:

The property has mains water, and electricity Drainage by septic tank. Heating is by electric storage heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER: F(22)

Council Tax:

The property is band C and the amount of council tax payable for 2023/2024 is £1,524.17
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.

For a Free No Obligation Valuation please drop us a email or give us a 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 viewing, inspecting properties that are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in August 2023.