



4 Rowantree Street , Colmonell

Bruach Property is delighted to bring to the market 4 Rowantree Street a four bedroom end terrace cottage. This property is situated in edge of the picturesque conservation village of Colmonell with generous layout of accommodation split over two levels, easily maintained garden grounds with off street parking and partial country views across the Stinchar valley. Viewing is highly recommended.



Accommodation is generous and perfectly arranged over its two levels for luxurious family living as well as providing fine accommodation for visitors and guests. Quite simply it is a lovely property that would serve all the requirements of a family or as a holiday home.

The accommodation in more detail comprises of an entrance vestibule with boot rack and cloak hooks, which leads to a spacious reception hall with storage cupboard off, giving access to the ground floor rooms and providing access to the first floor. The lounge can be found to the right of the hallway. The lounge benefits from a timber feature fire place with electric fire and window overlooking the front projecting natural light into the room. Adjacent to the lounge you will find bedroom one which could also be utilised as a dining room with window over looking the rear court yard. An external door from bedroom one provides access to an integral workshop. A second bedroom is also found on the ground floor with window looking over the rear court yard.

The large kitchen and dining area is located to the left of the hallway spanning the full width of the house benefiting from having a wood burning stove. The kitchen in more detail contains an array of modern base/wall mounted units with co-ordinating worktops and splash backs, inset bowl sink and space for white goods and free-standing range. Adjacent to the kitchen you will find a utility room with space for white goods and provides access to the rear garden. Completing the accommodation on the ground floor is a shower room off the hallway to the rear of the property.

The first floor is accessed by a staircase from the hallway and leads to a landing area with window overlooking the rear of the property. The landing gives way to two double bedrooms and bathroom. Bedroom three is a large double bedroom located to the right of the landing with sash window giving views to the front of the property. To the left of the landing you will find a bright hallway giving access to bedroom four a large double bedroom. Completing the accommodation on the upper floor is the bathroom complete with, WC, bath and sink.

The garden is split into two sections. The rear garden court yard is enclosed and laid to paved slabs with raised beds. A timber gate from the rear garden leads to a chipped driveway at the right of the property providing parking for several vehicles.

Please note this property is being sold as seen with no warranty given. All services/appliances have not and will not be tested.



Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3073

Below: Kitchen/ Dining



Below: Kitchen/ Dining



Below: Shower Room
Right: Entrance Hall



Below: Bedroom One



Below: Bedroom Two



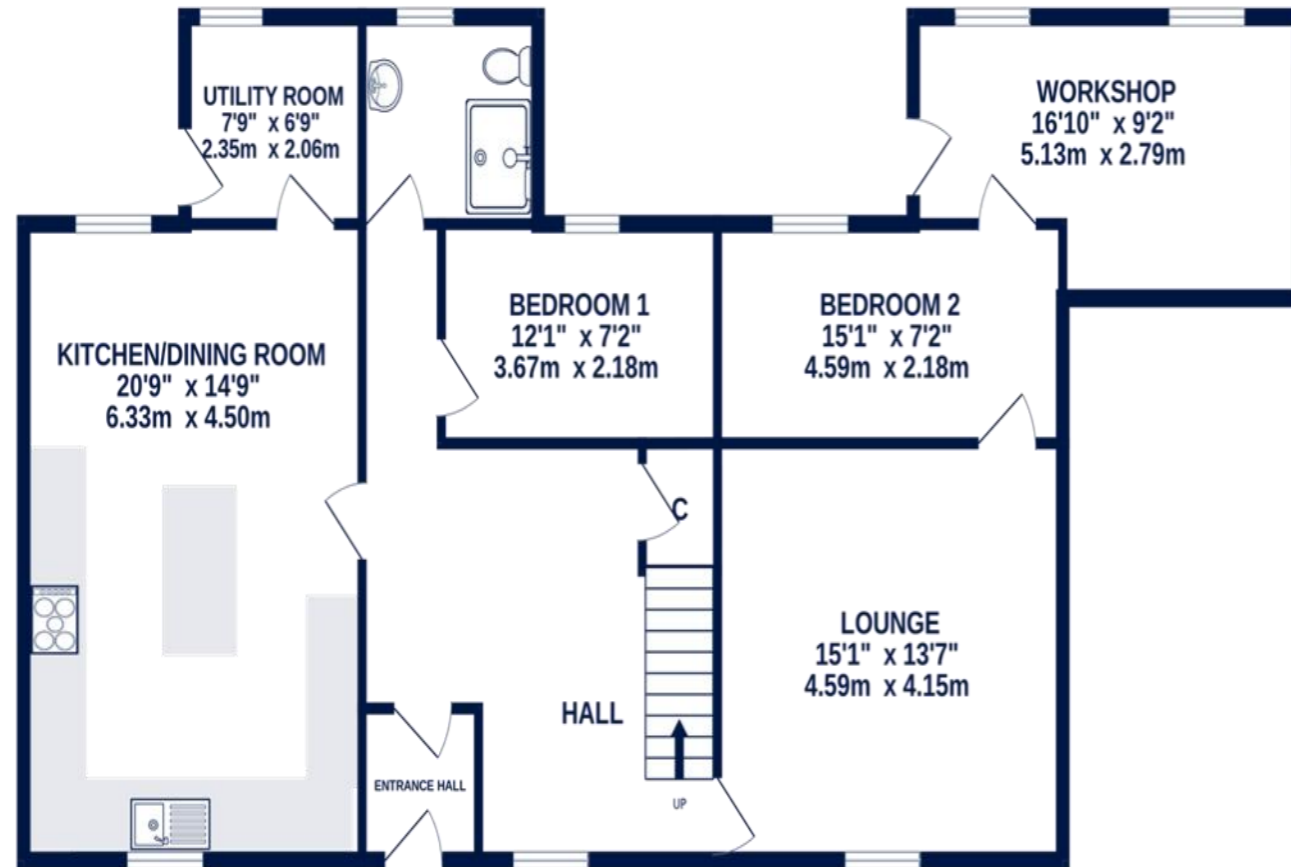
Below: Family Bathroom First Floor



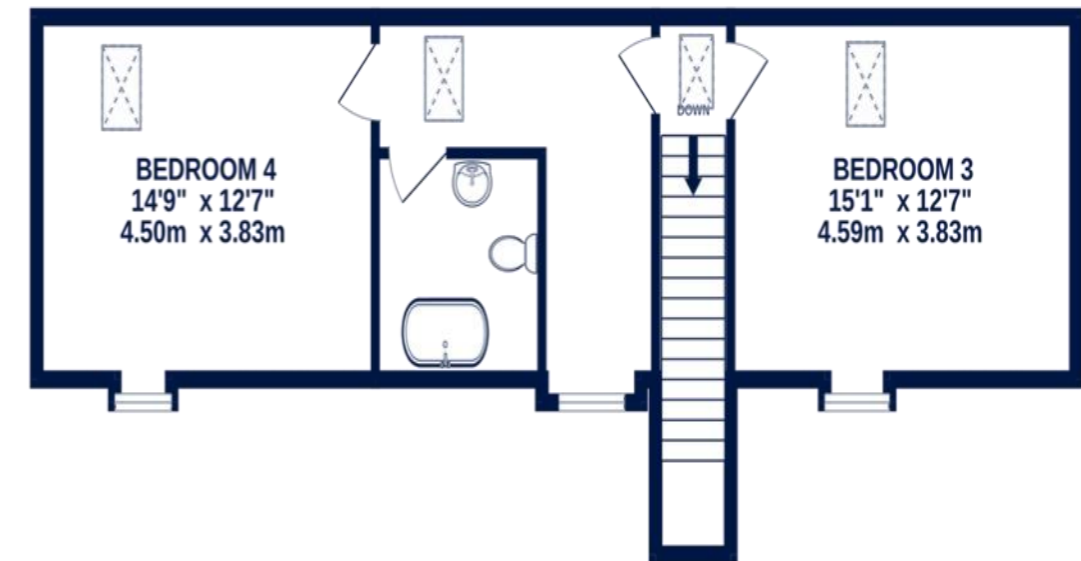
Below: Bedroom Four



GROUND FLOOR



FIRST 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 oil central heating. The property windows are double glazed. Note: This property is being sold as seen with no warranty given. All services/appliances have not and will not be tested.

EER Rating:
EER: E(41)



Council Tax:

The property is band C and the amount of council tax payable for 2024/2025 is £1,777.38 .
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 girvan@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.

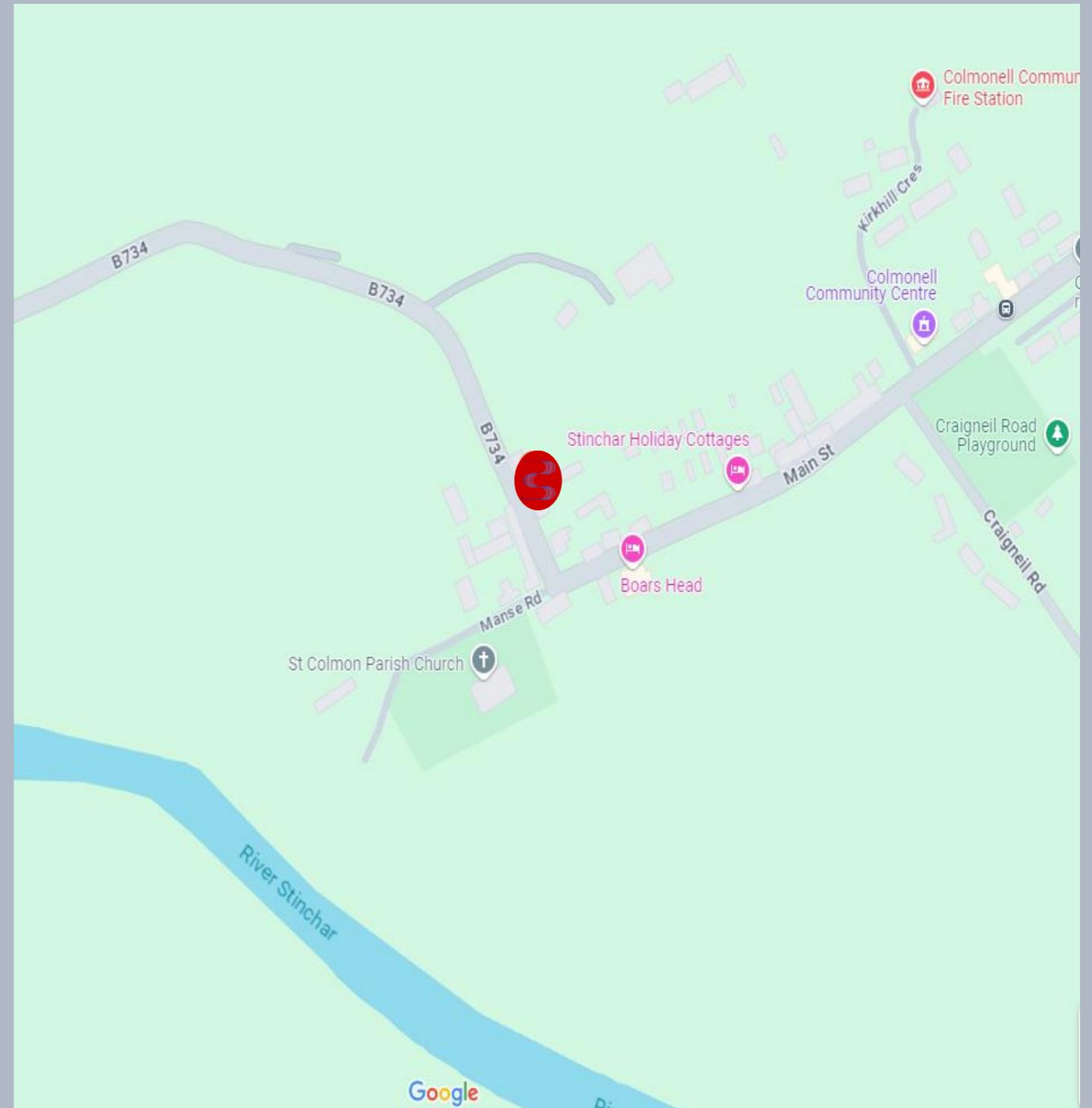
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in May 2024.