



Ash Lea | Heronsford

Ash Lea is a truly captivating 2-bedroom semi-detached cottage that occupies a simply breathtaking location along the banks of the picturesque River Tig, affording it an unparalleled countryside ambiance and sweeping natural vistas that will leave prospective buyers enchanted. The property is presented to the market in walk in condition offering a flexible layout. With a spacious layout of accommodation this property is ideal for the first-time buyer or retiree with the added benefit of the option to extend subject to appropriate consents. For those seeking a harmonious blend of rural charm and modern comfort, this delightful cottage is an absolute must-see, and a viewing is highly recommended to fully appreciate the countless charms it has to offer.



Ash Lea is a charming and well-appointed cottage that exudes an air of warmth and traditional character. As you approach the home, you are greeted by an inviting entrance porch that leads into a spacious hallway, providing access to the living room on the left and the dining room to the rear. The living room is a true highlight, featuring a captivating fireplace as the focal point, accompanied by a log burner that adds to the cozy ambiance. The room is bathed in natural light, thanks to the double aspect windows that offer views over the front garden grounds.

Stepping through to the dining room/ bedroom, you will find a large window providing views of the surrounding countryside. Continuing on, you'll find the kitchen, which is fitted with modern base and wall-mounted units, a stainless steel sink, and a fan oven, electric hob with an extractor fan. A large window in the kitchen provides views of the side garden, adding to the sense of light and space. A door from the kitchen leads to a rear porch which can be utilised as a utility area, with rear door that leads to the garden grounds.

Venturing to the rear of the side of the property, you'll discover two generously sized double bedrooms, boasting large windows that offer stunning views of the garden and built in storage cupboards. Bedroom three is the largest of the two bedrooms located to the front. Bedroom two is located to the rear. Completing the accommodation is a shower room, complete with a wash hand basin, toilet and shower, ensuring the utmost comfort and convenience.

The enclosed front garden is laid a grass lawns with gravel paths, mature shrub borders with various seating areas to enjoy the summer sunshine. A path from the hardstanding area leads to an expansive rear garden situated on the river Tig, which is thoughtfully landscaped with stone steps, shrubs borders and vegetable patches. The garden grounds are the perfect place for bird watching with sparrow hawks, blue tits, woodpeckers and king fishers to name a few. A hardstanding area provides off street parking.

The property further benefits from having oil central heating, double glazing and timber garage.



Below: Lounge

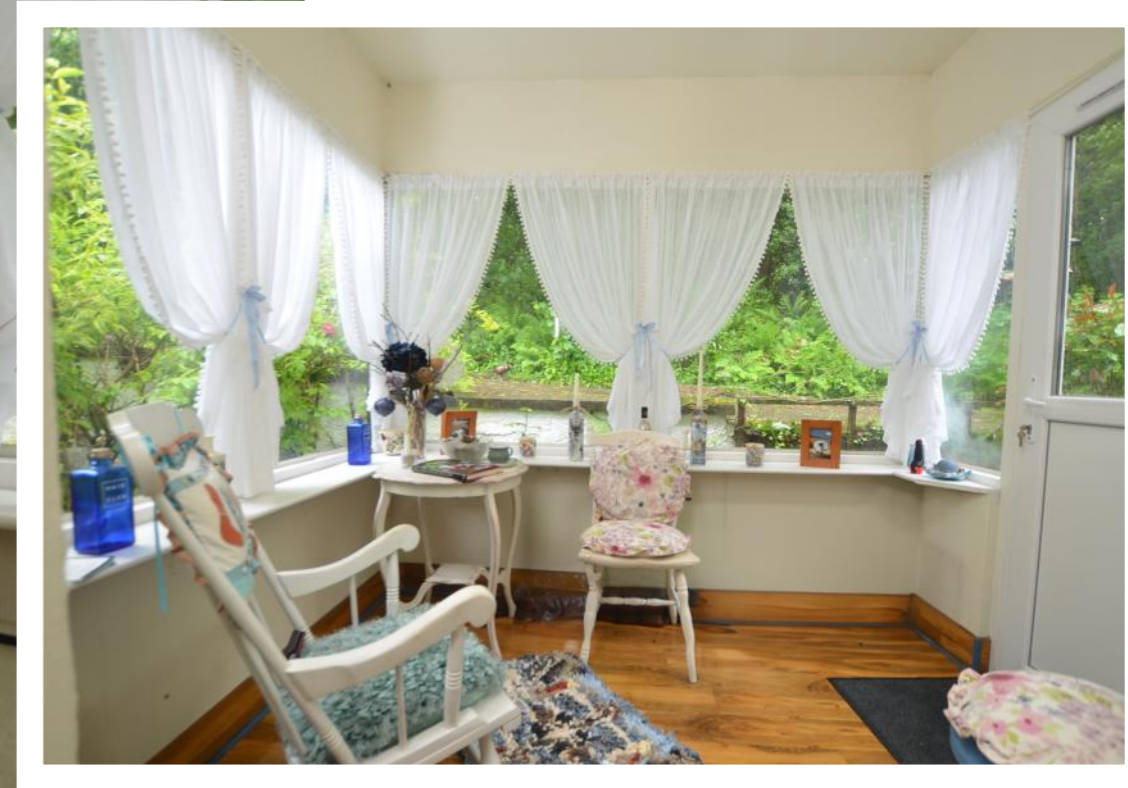


Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: info@bruachproperty.com
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Below: Kitchen



Below: Entrance Porch



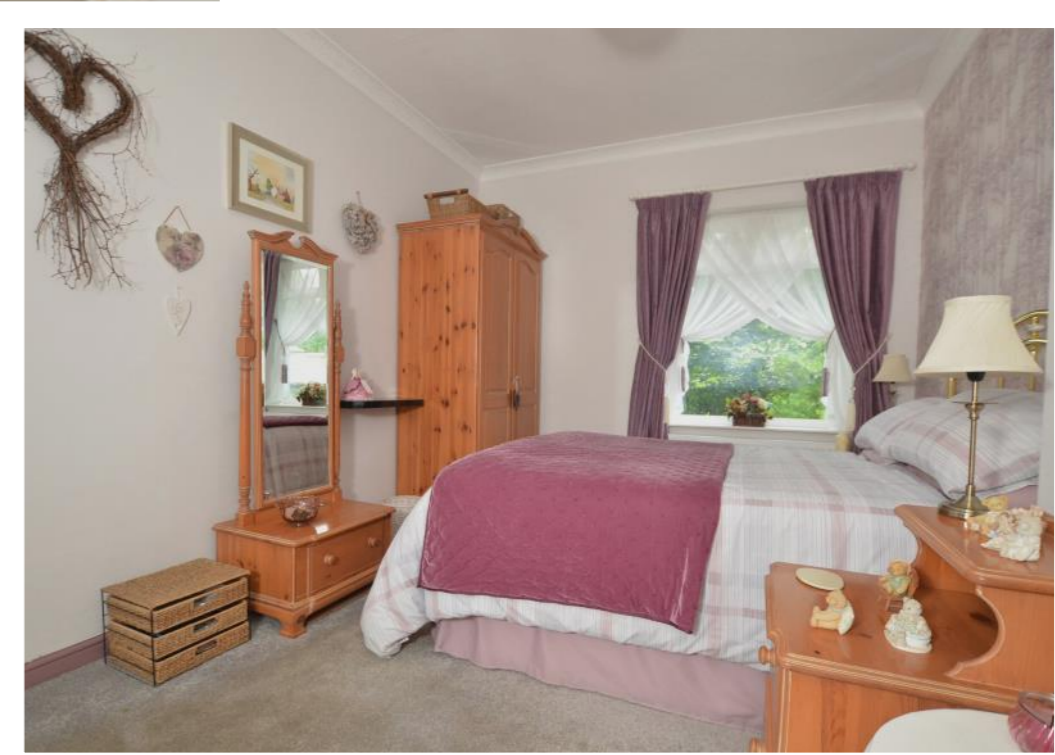
Below: Dining Room / Bedroom One



Below: Hallway



Below: Bedroom Two



Below: Bedroom Three



Below: Shower Room

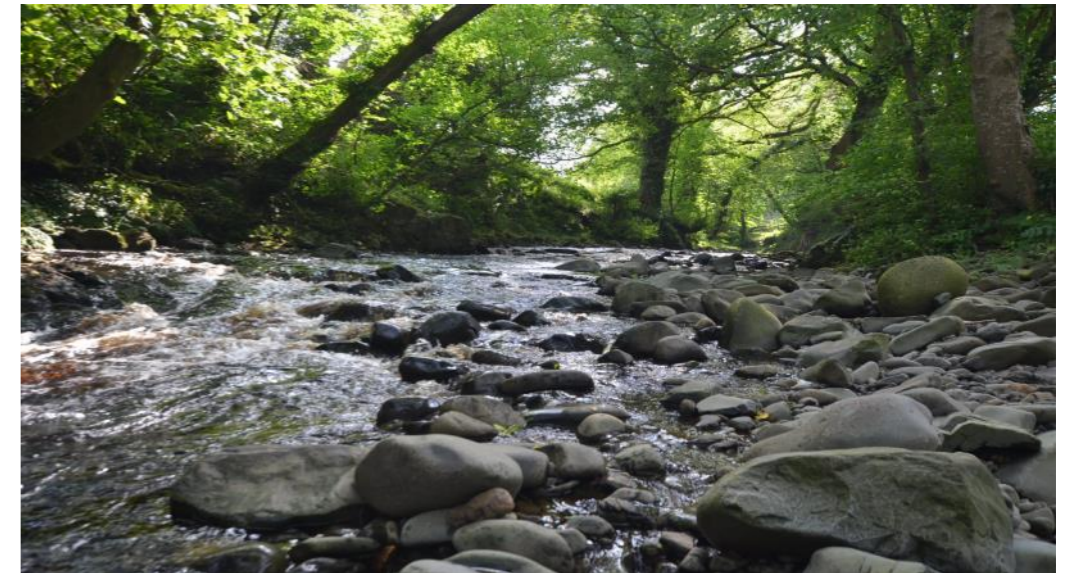
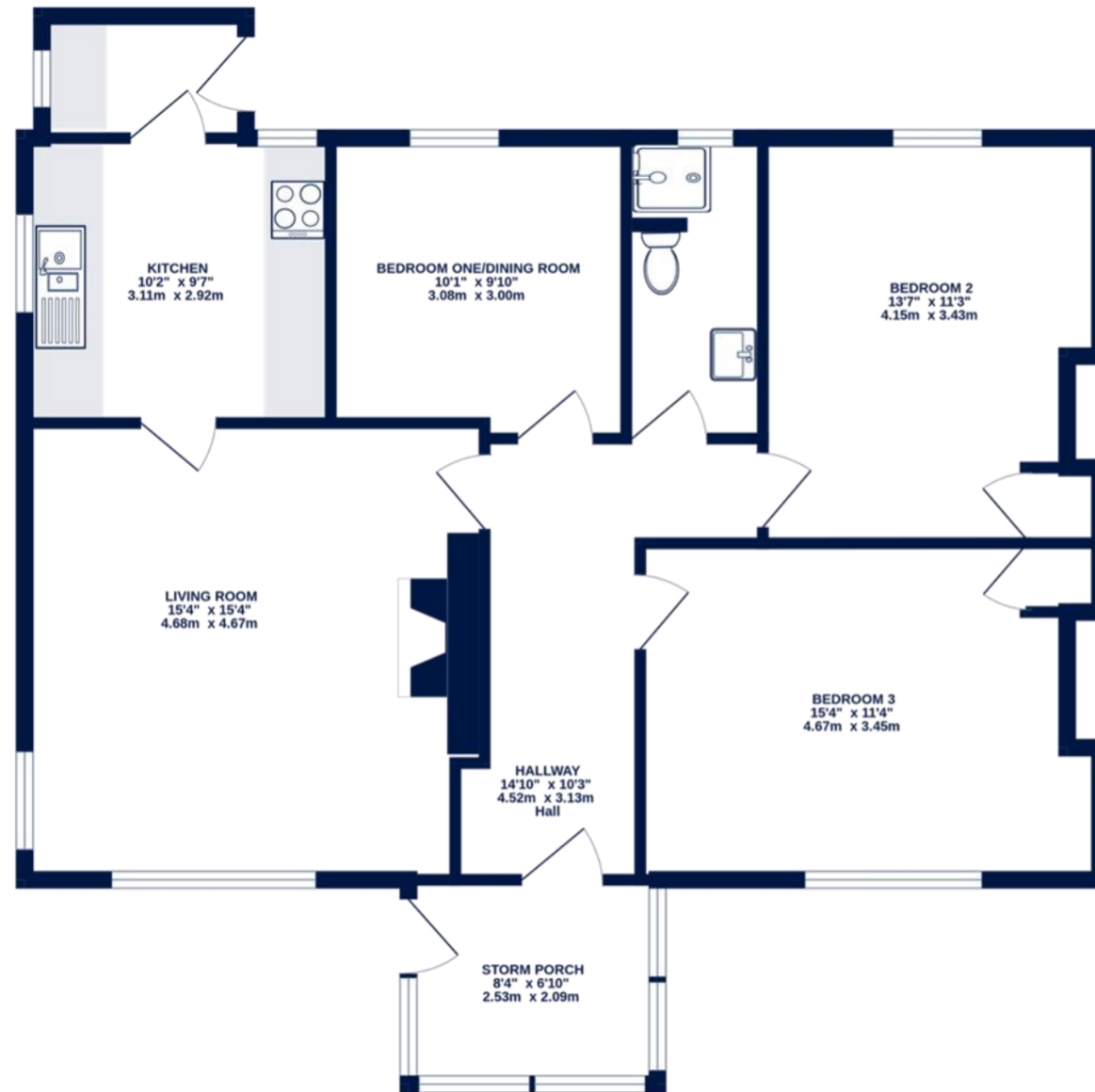


Below: Front Elevation and Entrance Porch



Below: Front Garden





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: Garden



Below: Garden



GENERAL REMARKS

Services:

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

EER Rating:

EER: D(68)

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 715 065 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.

What's my property worth?

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



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