

**3 BED DETACHED COTTAGE + 2 ATTIC
ROOMS, STABLE BLOCK & Paddock**
I Gilmilnscroft Cottage, Auchinleck
Offers Over £340,000

Energy Performance Rating E







DESCRIPTION

DW Shaw are delighted to present to the market set within circa two acres of fenced gardens, this versatile country property featuring an open-plan kitchen and living area alongside a rear conservatory. The ground floor offers a master bedroom with an en-suite shower room, two further bedrooms, a four-piece family bathroom, and a boiler room powering the oil central heating. Upstairs, a timber staircase leads to two adaptable attic rooms. Externally, the expansive grounds wrap around the entire home and feature timber-built stables, making it highly suited for equestrian or rural lifestyle buyers

Energy Performance Rating is: E

Gilminscroft Cottage is nestled in the scenic Ayrshire countryside on the rural outskirts of Auchinleck, positioned perfectly between Auchinleck and the historic village of Catrine. This peaceful location offers the best of both worlds, combining quiet country living with excellent connectivity, as the nearby A76 provides fast links to Kilmarnock and Dumfries. Residents can enjoy easy access to the expansive grounds of the nearby Dumfries House estate, while everyday amenities, primary and secondary schooling, and direct rail links to Glasgow are just minutes away in Auchinleck

Lounge: 15'3" x 15'7"
 Conservatory: 8'5" x 9'2"
 Kitchen: 26'8" x 11'6"
 Master Bedroom: 11'11" x 15'9"
 Bedroom/Lounge 10'10" x 18'1"
 Bedroom 12'6" x 10'10"
 On Suite: 6'0" x 6'0"
 Bathroom: 8'6" x 8'4"
 Attic: 12'5" x 13'7"
 Attic Room: 15'11" x 12'4"
 Attic Room 15'11" x 6'4"
 Stables: 11'11" x 18'9"

Market Valuation

If we can assist you on the valuation of your own property our Property Manager will be happy to arrange an appointment suitable to yourself. This is a service provided free of charge and without obligation.

Offers

Offers are submitted in Scottish Legal Form to the selling agents D W Shaw, 3 The Square, Cumnock, KA18 1BG DX 566421 Cumnock

Viewing Arrangements

By appointment with D W Shaw,
 3 The Square,
 Cumnock, KA18 1BG.

Contact Stefany Biernat on 01290 421484 or email sbiernat@dwshaw.co.uk



OFFICE DETAILS
3 The Square, Cumnock, KA18 1BG
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Disclaimer

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