



THOMAS MURRAY
PROPERTY



High Moorston
Dailly
KA26 9RW



High Moorston Cottage











Living Room



Kitchen



Conservatory



Living Room



Kitchen

High Moorston Cottage, near Dailly

Situated in a delightful rural setting within the picturesque Girvan Valley, High Moorston Cottage is a charming detached two-bedroom home set within mature gardens and enjoying open views across rolling countryside towards the historic Dalquharran castles.

The Girvan Valley is renowned for its unspoilt natural beauty, with rolling countryside, riverside walks and a peaceful rural atmosphere, making it an ideal setting for those seeking a quieter pace of life while still remaining accessible to nearby towns and amenities.

Believed to date from circa 1850s, the original stone-built cottage has been thoughtfully extended in more recent years to create a comfortable and well-balanced home. The accommodation comprises a spacious Living Room featuring a wood-burning stove and varnished timber floor, and a bright, welcoming Kitchen, also with a wood-burning stove which provides hot water. There is an attractive Bathroom with separate shower, a lovely Conservatory overlooking the garden, and two well-proportioned double Bedrooms.

In addition to the main cottage the property benefits from a detached timber cabin incorporating living space with kitchenette and a shower room. This versatile space offers excellent ancillary accommodation for guests and may suit a variety of uses, including home working, studio space, or potential holiday letting (subject to any necessary consents).

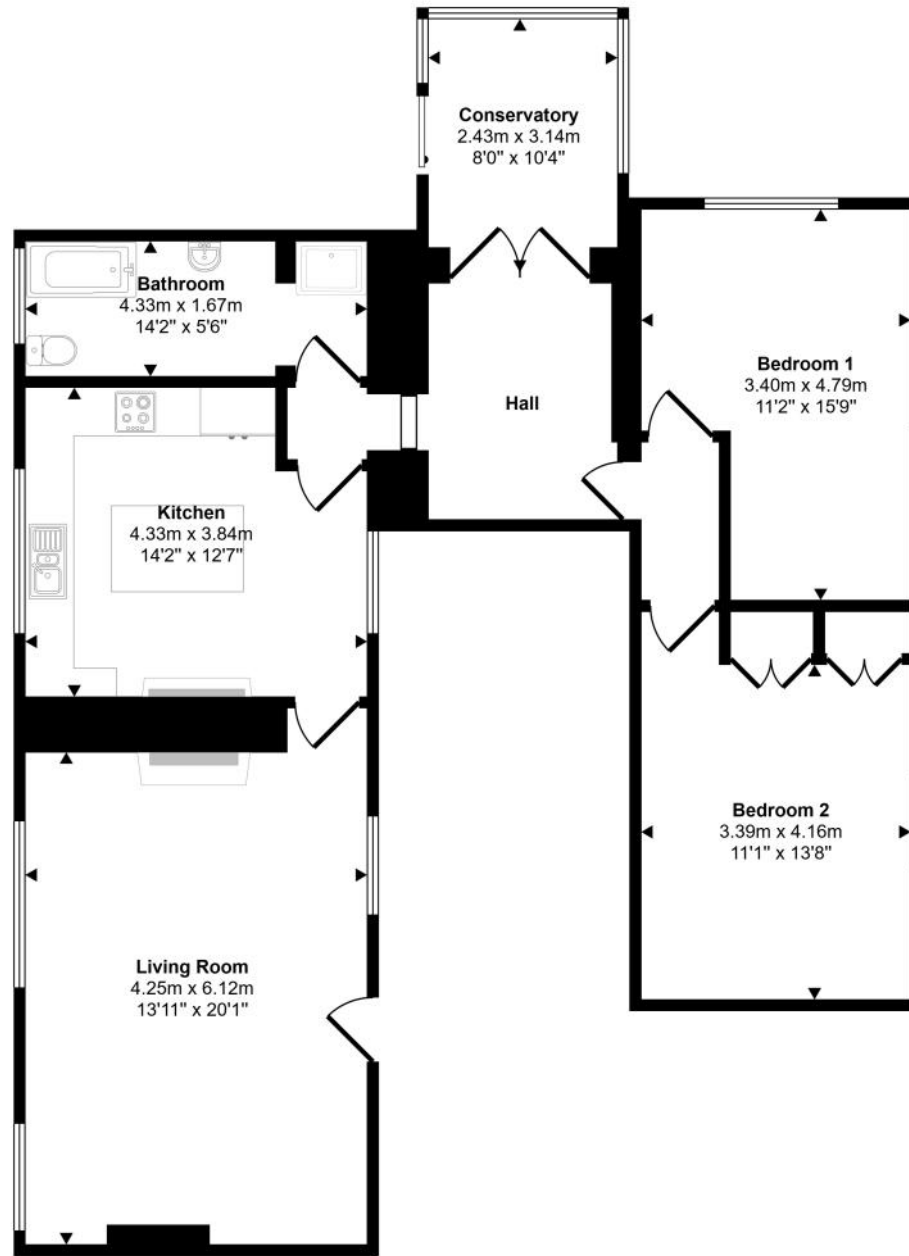
Within the extended section, there is a floored and lined attic space which offers excellent additional storage and may present an opportunity for use as a home office or workroom, subject to the appropriate consents

The cottage is presented in good condition throughout, with double glazing and heating provided by electric heaters and the wood-burning stoves. The property also benefits from photovoltaic panels for electricity generation, together with battery storage for surplus energy. This system is highly efficient, allowing the current owners to generate more electricity than they consume and export excess power back to the grid, providing an additional income stream.

Externally, the gardens surround the property and are laid to lawn, with a pond, seating area, and a wooded corner creating a peaceful outdoor environment. There are also two timber sheds a greenhouse and a log store.

While enjoying a tranquil rural position, the property remains conveniently located approximately 15 minutes' drive from Girvan, with the village of Dailly just around 2 miles away.

Viewing is essential to truly appreciate the character of the cottage and the beauty of its surroundings. With its ready-to-move-in condition and tranquil setting, High Moorston Cottage offers an excellent opportunity for those seeking a relaxed rural lifestyle.



Floorplan

Approx 105 sq m / 1135 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Living Room



Kitchen



View from Kitchen



Living Room



Bathroom



Hall



Hall



Bathroom



Bathroom



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 1



Bedroom 2



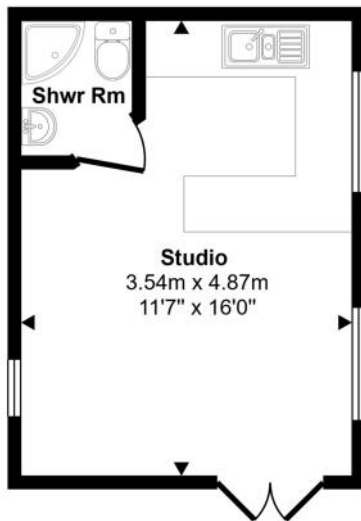
Bedroom 2



Cabin



Cabin—interior



Studio
Approx 17 sq m / 185 sq ft



Cabin—interior

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Location and Directions

The area provides easy access to a wide variety of attractions and outdoor pursuits. These include scenic hill and coastal walks, cycle trails—many of which are found around Dailly itself—together with the beautiful Loch Doon. Other notable attractions within the wider area include Culzean Castle and Country Park, managed by the National Trust for Scotland, and the renowned Galloway Forest Park, designated as the UK's first Dark Sky Park. The area also benefits from excellent golf courses at Girvan and Turnberry, along with opportunities for fishing on the nearby Water of Girvan and a range of traditional field sports.

Dailly offers a good range of local amenities including a primary school, shop, newsagent/post office, doctor's surgery and bowling club.

Girvan provides a more comprehensive range of amenities including nursery, primary and secondary schooling, a leisure facility with swimming pool and modern gym, a community hospital, ASDA supermarket, an 18-hole golf course, and an attractive beach and harbour. There is also a railway station offering regular connections north to Ayr and Glasgow.

Girvan 8 miles | Ayr 27.5 miles | Glasgow 62 miles

General Comments

Home report available upon request.

Drainage is to septic tank. Private water supply.

Council Tax Band

D

Energy Efficiency Rating

F (23)

To view contact



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Email: enquiries@thomasmurrayproperty.com

Pre-sale Valuation and Appraisal | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.





Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding is required in order for the transaction to proceed.

Offers |

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale |

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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