



THOMAS MURRAY  
PROPERTY



Alton Dairy Cottages  
1 & 2  
Southwood Road  
Monkton  
KA9 1UW

[www.thomasproperty.com](http://www.thomasproperty.com)





Rear Elevation



## Alton Dairy Cottages, 1 & 2 Southwood Road Monkton



Cottage 2: Living Room



Cottage 2: Living Room

Situated in a rural locality, close to Troon, Prestwick and Ayr the Property comprises a pair of cottages, semi detached, and an area of level garden ground. The cottages were built circa mid 1970s and are of single storey formation, timber frame/brickwork construction under a pitched timber framed roof overlaid with tiles.

Cottage 1 comprises: Hall Living Room, Kitchen, Bathroom, Bedroom and Store.

Cottage 2 comprises: Entrance Vestibule, Hall, Living Room, Kitchen, 5 Bedrooms and Bathroom.

The cottages each have their own oil fired central heating system. The windows of Cottage 1 are older style double glazed units in timber casements while the windows of cottage 2 are double glazed in uPVC casements.

The cottages require a degree of repair and improvement.

There is an area of level overgrown garden ground behind the cottages and there is vehicle access to each side of the Property. A narrow area of garden runs along the front of both cottages.

The property is situated on Southwood Road, just off the B749. The cottages overlook Southwood Road and face out toward a paddock. The rear of the Property backs on to an open field.

The A77/M77 and A78 are easily accessible from the Property. Troon is 2.2miles, Prestwick 3.5miles and the country town of Ayr approx 8.4miles. Glasgow is 33 miles. Troon and Ayr are attractive towns on the Ayrshire coast, both with a good range of shops, schooling etc. There are rail connections from Ayr and Troon to Glasgow. Troon has a marina and there are superb golf courses in and around the immediate locality. Prestwick Airport is 3 miles.

### Directions

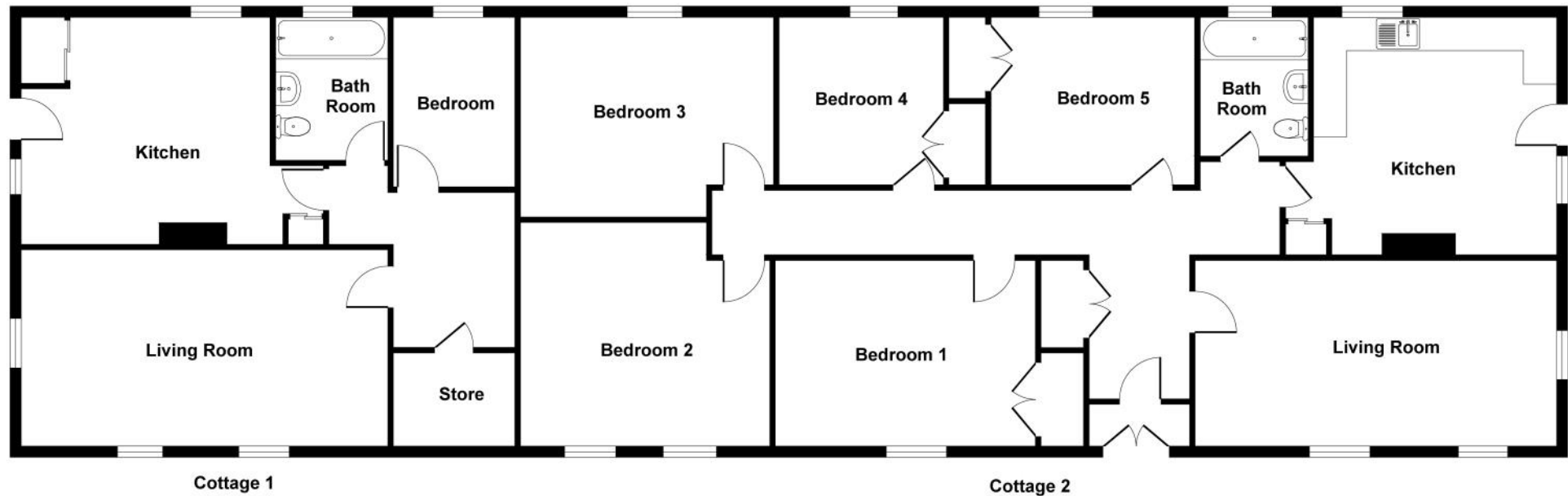
From the large roundabout at Monkton Services take the exit signpost A78. Continue ahead and at next round about take exit signpost A79 Prestwick Airport & Troon (B749). Continue ahead and move into filter lane turning right across the dual carriageway to Monktonhill Road, B749. Continue ahead for approx half a mile and turn left and Southwood Road. The property for sale is situated a short distance along on the left hand side.

**Cottage 1**

|             |                           |
|-------------|---------------------------|
| Living Room | 11'9" x 18'3"             |
| Kitchen     | 13'1" x 13'5" & 3' x 2'6" |
| Bedroom 1   | 9'9" x 7'4"               |
| Bathroom    | 7'6" x 5'7"               |
| Store       | 7'5" x 8'5"               |

**Cottage 2**

|             |                                  |
|-------------|----------------------------------|
| Living Room | 11'9" x 18'3"                    |
| Kitchen     | 13'1" x 13'6" & 2'4" x 3'1"      |
| Bedroom 1   | 11'9" x 14'                      |
| Bedroom 2   | 13'5" reducing to 11'8 x 11'5"   |
| Bedroom 3   | 11'4" x reducing to 9'8" x 11'6" |
| Bedroom 4   | 9'7" x 8'4"                      |
| Bedroom 5   | 9'8" x 9'2"                      |
| Bathroom    | 7'6" x 5'6"                      |





Cottage 2: Kitchen



Cottage 2: Kitchen



Cottage 2: Bedroom 1



Cottage 2: Bedroom 2





Cottage 2: Bathroom



Cottage 2: Bedroom 3



Cottage 2: Bedroom 4



Cottage 2: Bedroom 5



Cottage 1: Living Room



Cottage 1—Kitchen



Cottage 1—Bathroom



Cottage 1—Hall





Garden to front



Front Elevation

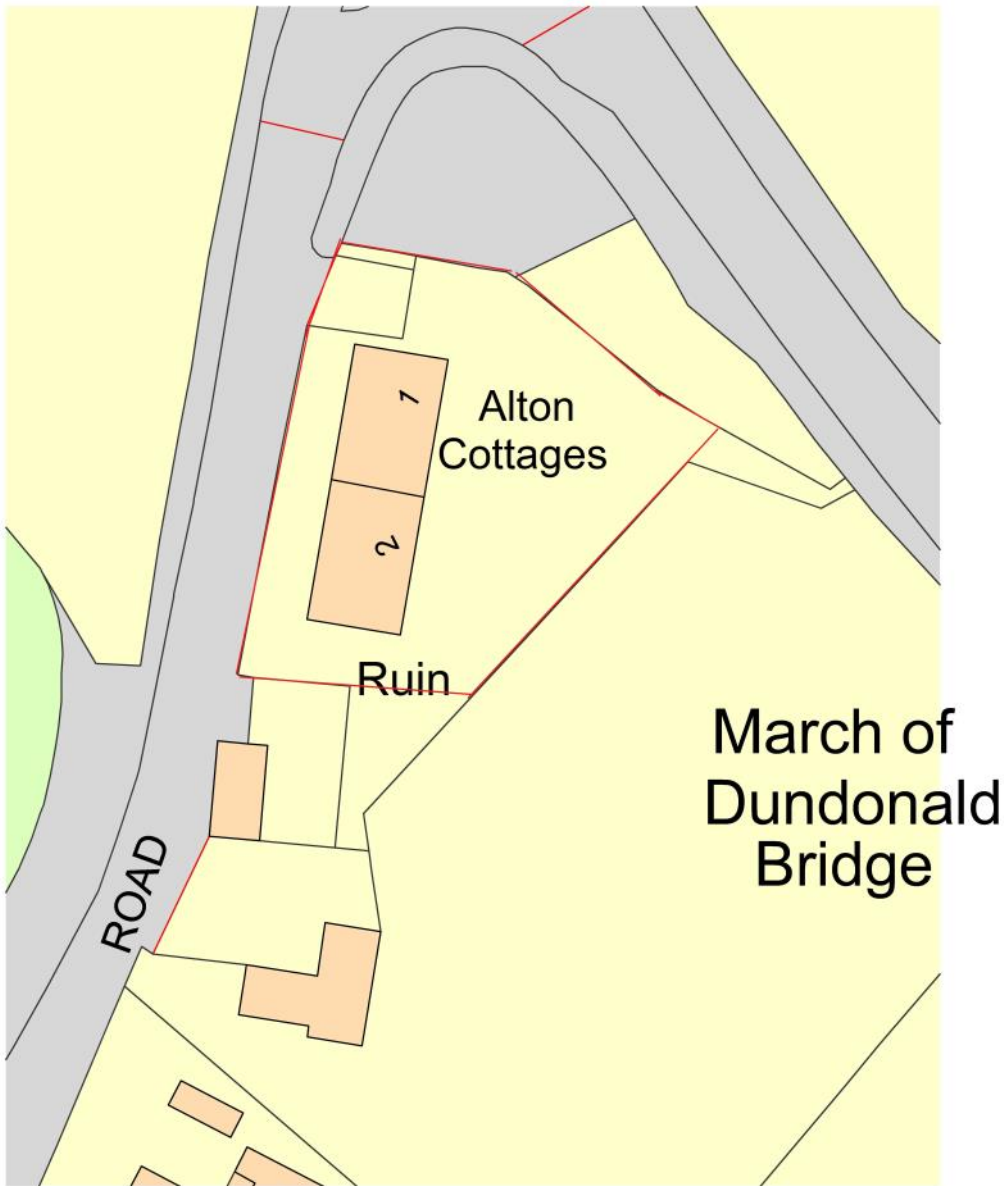


General surroundings: approach to cottages on Southwood Road from B749



General surroundings: Southwood Road beyond the cottages





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#### General

Home Report is available on request.

The property is in need of general repair, modernisation etc and as such the property is sold as seen.

The plan we have incorporated within the sale particulars shows the extent of the boundary of the property delineated in red as we understand it to be.

We have assumed that water is from public mains supply. It is unclear if drainage is to public mains sewer or septic tank.

#### Additional information

There is an area of ground immediately behind the property which is on the market for sale. This area of ground does not form any part of the subject Property and so it is an entirely separate sale. The parcel of ground is being marketed by agents Graham & Sibbald and we note that the area of ground extends to approx. 1 acre. For further information on this land contact Graham & Sibbald, Glasgow office, on 0141 3321194.

**Council Tax:** Cottage 1: Band B  
Cottage 2: Band D

**EER:** Cottage 2 Band D (64)

#### Viewing

By appointment only. Contact the agents, Thomas Murray Property, telephone 01465-713498 or email [enquiries@thomasmurrayproperty.com](mailto: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

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) 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. Identification 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.



81 Dalrymple Street  
Girvan  
KA26 9BS

tel: 01465 713498

email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)

[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)

