



THOMAS MURRAY
PROPERTY



South Threave Cottage

Nr Turnberry

KA26 9JZ



View from front of property



View from front of property



Living Room

South Threave Cottage, nr Turnberry



Living Room



Kitchen

Situated amidst delightful rural surroundings this is a detached 2 bedroom cottage which enjoys an attractive south facing position commanding views over the surrounding farmland.

The cottage would appear to have its origins dating from the early 1900s and which has been extended in more recent times. The cottage is single storey and provides a good balance of accommodation comprising: Hall with double glazed/uPVC front door. The hall provides access of to the living room, 2 bedrooms and bathroom. The Living Room is a spacious principal room with windows front and side. In the living room there is a feature fyfestone fireplace, a door off to the kitchen and a further door which affords access to a flight of narrow stairs which lead up to the floored and lined attic. The Kitchen is a good space fitted with contemporary cabinets extending at base and wall mounted levels and which afford ample work surface space and an inset stainless steel sink with mixer tap. Integrated appliances comprise ceramic hob and a column mounted oven and microwave. The kitchen has windows to rear and side and also double glazed uPVC door to the back garden. The ceiling is clad with waterproof tongue and groove panelling and is fitted with down lights. Bedroom 1 has window to front. Bedroom 2 has window to rear. Both bedrooms can fairly be described as doubles. The Bathroom, with window to side, is fitted with wash hand basin in vanity unit, bath with electric shower over and WC.

Windows are double glazed in uPVC casements and central heating is by way of oil.

The floored and lined attic is approximately 5'7" x 29'5" and the floor to ceiling height at its highest point is 5'9". The attic could afford excellent development possibilities subject to obtaining the appropriate architectural advice and local authority consent.

The cottage stands in a level garden which extends to the front and rear of the cottage. At the front the garden space is down in lawn. From the front garden there are delightful views across the surrounding country side. On a clear day an outlook can be enjoyed towards the sea with Ailsa Craig in the background. There is a driveway in tarmac which runs in and along the side of the cottage and up to a car port. The car port is approximately 17' x 13'5". The garden space at the rear is down in gravel for easier upkeep and the rear of the property overlooks farmland. There is an outhouse attached to the rear of the cottage this housing the oil central heating boiler.

South Threave cottage is about 3½ miles off the A77 and is situated on South Threave Farm. Although delightfully rural the property is only 7½ miles from Girvan and about 17 miles south of Ayr.



Kitchen



Kitchen



Bedroom 1

Dimensions are approximate and the Floor Plan is schematic and not to scale.

Living Room	20'5" x 12'8" reducing to
Kitchen	9'6" x 11'11"
Bedroom 1	10'10" x 12'4"
Bedroom 2	9' x 12'2"
Bathroom	9'9" x 6'11"



Bedroom 2



Bathroom

Location

This corner of south west Ayrshire is renowned for its varied and unspoilt scenery and particularly mild climate throughout the year. For those who enjoy outdoor pursuits the area is perfect. As well as excellent golfing facilities at Girvan, Dailly, Turnberry and Stranraer/Portpatrick, there are the usual field sports, excellent rivers for fishing, the most notable of which is the River Stinchar, and superb routes for walking. Galloway Forest Park and the National Trust for Scotland's Culzean Castle are both within easy driving distance. There is also a harbour at Girvan for those who enjoy sailing. The town of Girvan has a population of approximately 9,000 and offers a range of amenities including a variety of shops, banks, post office, nursery, primary and secondary schooling, cottage hospital, swimming pool and several hotels and restaurants. A railway station in Girvan provides connections north to Ayr/Prestwick Airport/Glasgow and south to Stranraer.

Directions

Travelling south on the A77 from Ayr continue through Maybole, Kirkoswald and pass the turn off for Turnberry. Turn off the A77 at Dowhill Farm Shop/Restaurant and continue ahead on narrow, unclassified road. Continue past Turnberry holiday park and on through the surrounding countryside towards the small settlement known as Townhead. Here turn right and continue ahead on unclassified road. Continue ahead where you will arrive at a junction signpost opposite reading North Threave. At this junction turn right and continue ahead, at the next road end on the left is the access to South Threave Farm. Enter here and continue on farm road where the property for sale is situated on the left hand side just before the farm.

General

Home Report is available on request.

Council Tax: Band D

EER: F (32)

To view contact



Tel: 01465 713498

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.





Front Garden



View from rear of property

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.



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