



THOMAS MURRAY
PROPERTY



59 Main Street

Colmonell

KA26 0RY



Living Room



Kitchen



Living Room



Bedroom 1

59 Main Street, Colmonell

This is a lovely middle terrace cottage situated in the village of Colmonell. The cottage is located in a Conservation area and backs onto farmland. The village is in delightful rural surroundings approx. 11 miles from Girvan and about 5.8 miles from Ballantrae.

The cottage is attractively presented, windows are double glazed in uPVC casements and central heating is by a wet electric system.

Built circa 1850s the cottage is Category C Listed by Historic Scotland. The cottage is stone built under a slate roof.

The interior of the cottage is nice and bright and the accommodation comprises: Entrance Hall with double glazed/uPVC front door, open tread timber stair, doors off to living room and shower room, tiled floor and double glazed/uPVC back door to garden. The Living Room is an attractive space with window (sash casement) to front, wood burning stove and door off to kitchen. The Kitchen, which has window to rear, is fitted with stylish base and wall mounted cabinets with integrated hob, oven and extractor canopy and accent lighting over worktops. The Shower Room, with window to rear, comprises shower stall with mixer shower, wash hand basin, WC, tiled walls and mirror cabinet with accent lighting.

Upstairs is a small landing with doors off to both bedrooms. There is Velux window facing front, double glazed in timber casement, over stairwell. Bedroom 1 is a spacious double bedroom with dormer windows front and rear. Nice outlook from back window over garden and neighbouring properties toward farmland. There is a built in cupboard housing the central heating boiler. Bedroom 2 is a quirky shape, it has a rear facing dormer window and a timber case double glazed Velux window to front.

The back garden is bounded by stone wall and timber fence. The garden is mainly down in lawn. There is an attached outhouse at the immediate rear of the cottage.

This is a lovely cottage. Well worth viewing.

Colmonell is situated amidst wonderful scenic surroundings in the Stinchar Valley. The village has a primary school. This corner of south west Ayrshire is renowned for its unspoilt scenery and mild climate, there are excellent golf courses at Girvan and Turnberry. There are good rivers for fishing, the most notable of which in the area is the River Stinchar. Galloway Forest Park and the National Trust's Culzean Castle and Park are within easy driving distance. Girvan provides primary and secondary schooling and a town centre with a variety of shops, ASDA Supermarket, Hospital and a working harbour affording moorings for pleasure craft. There is a railway station in the town with connections to Ayr and Glasgow. Ayr about 32 miles. Glasgow approx. 69 miles.

Galloway and Southern Ayrshire is Scotland's first UNESCO biosphere. This means the area has been recognised internationally as a world class environment for people and nature. A Biosphere is a special designation awarded by United Nations Educational, Scientific and Cultural Organisation (UNESCO).

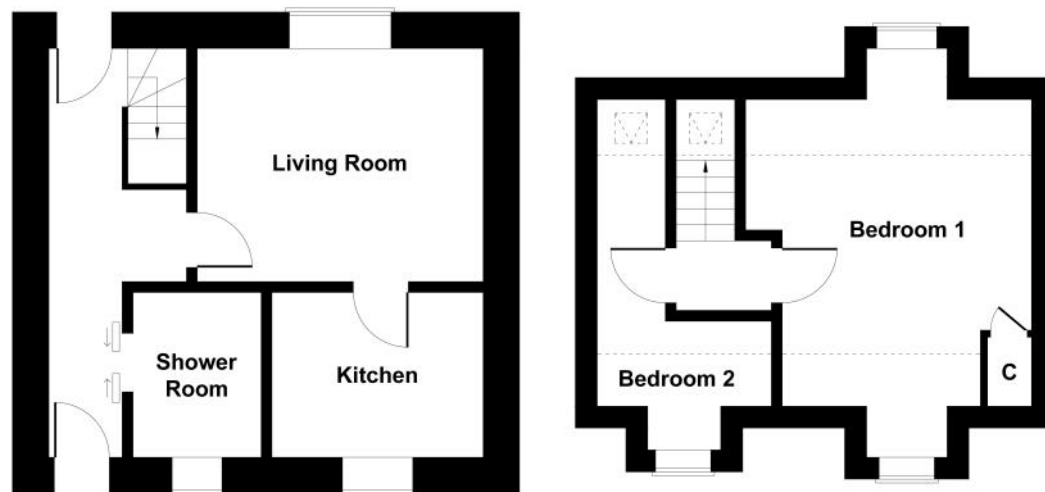


Living Room



Kitchen

59 Main Street, Colmonell



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



Living Room	11'9" x 12'6"
Kitchen	8'6" x 11'2"
Bedroom 1	11'8" x 12'7" reducing to 9'2"
Bedroom 2	8'2" x 3' & 5'7" x 7'3"
Shower Room	8'4" x 4'7"

Dimensions are approximate



Hall



Hall



Shower Room



Living Room



Kitchen



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Garden



Back Garden



Back Garden

Directions

Travelling south from Girvan there are two possible routes to Colmonell. The shortest is as follows: from roundabout on southern edge of Girvan take second exit sign posted A714 Newton Stewart. Continue on this road and just before Pinwherry turn right at Daljarrock Hotel and continue ahead on unclassified road. Proceed to T junction and here turn right sign post Colmonell. On entering Colmonell the property is situated a little further along on Main Street on the right hand side.

Alternatively at the roundabout on the edge of Girvan take 3rd exit sign post A77 Stranraer and continue on this road passing through Lendalfoot. Continue ahead on A77 and at sign post A765/ B734 turn left and continue to Colmonell. On entering the village proceed ahead on Main Street where the property is situated on the left hand side.

General

Home Report is available on request.

Council Tax: Band A

EER: G (18)

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.



General Surroundings

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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