



THOMAS MURRAY
PROPERTY



27-31 Main Road

Kirkoswald

KA19 8HY



Side Elevation



Garden at rear



Front Elevation



Side Elevation

TRADITIONAL, DETACHED HOUSE WITH RETAIL UNIT IN A PROMINENT LOCATION IN CENTRE OF VILLAGE.

TOTAL FLOOR AREA (HOUSE and SHOP) 171.55 SQ. M. (1,846 SQ. FT.)

SET IN GENEROUS 0.27 ACRE PLOT

The property comprises a detached one storey and attic villa dating back to circa late 1800s formed in stone and slate with single storey projection to the rear.

The property is set within a large regular shaped plot sloping upwards from front to rear, a garage/store is located adjacent to the main building.

The property comprises residential and retail accommodation:

Residential

Ground Floor

- Hallway
- Lounge
- Kitchen
- Shower Room

First Floor

- Three Bedrooms
- Store

Retail

- Shop
- Prep Area

Residential	105.42 sq m / 1135 sq ft
Retail	32.93 sq m / 354 sq ft
Garage / Store	32.20 sq m / 357 sq ft
Total	171.55 sq m / 1846 sq ft

The above areas have been calculated on a gross internal area basis



Shop



Shop



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



Rear Elevation



Access

Location

Ayr 13.6 miles | Glasgow 48 miles | Girvan 8.3 miles

Kirkoswald is a small village which sits astride the A77. The village is situated in rural surroundings a only 3.6 miles from the Ayrshire Coast and Turnberry. This corner of south west Ayrshire is renowned for its unspoilt scenery and mild climate, there are excellent golf courses at Girvan, Turnberry, Ayr, Prestwick and Troon. 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 a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; attractive seafront and harbour; railway station with connections north to Ayr and Glasgow. There is also a secondary school in Maybole, about 4.5 miles, and railway connection.

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)

Directions

Travelling from Ayr, take A77 and head south sign post Girvan/Stranraer. Travel through Minishant and Maybole. On arriving in Kirkoswald the property is situated on left hand side of Main Road.

Council Tax: Band D

Rating Assessment: £1450. 100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme

Energy Efficiency Ratings:

House: G (16)

Shop: G (177)

A copy of the EPC for both the house and retail premises is available upon request.

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com

Joint Agents - Shepherd Chartered Surveyors

Kevin N Bell MRICS | kevin.bell@shepherd.co.uk

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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.



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