



THOMAS MURRAY  
PROPERTY



Roseland Cottage

Lendalfoot

KA26 0JG





Front Elevation





Garden





View south from paddock





Rear Elevation





Living Room





Garden Room





Dining Room





Kitchen





Living Room



Garden Room

## Roseland Cottage, Lendalfoot

This is a delightful cottage standing in a wonderful garden and with a large paddock adjacent, in all about 2.14 acres. The Property is situated in lovely coastal setting, about 250 yards from the shore and close to Carleton Bay.

From the Property there is a wonderful view south across the paddock toward the surrounding hillside. From the upstairs window of the cottage is a view to Ailsa Craig. The property is easily accessible sitting on the A77, 6.3 miles south of Girvan .

The detached cottage is double glazed in uPVC casements and central heating is by way of LPG. The interior is in good decorative order.

The accommodation comprises: Hall with uPVC front door; Living Room with windows facing front and rear and a quartz fireplace. The Dining Room has windows facing front and rear, double, uPVC/ double glazed door through to garden room, door off to walk in cupboard and door to kitchen. The Garden Room is double glazed on three sides and has a great aspect across the garden. There is a door from the garden room to outside. The Kitchen with windows to side and front, is fitted with base and wall mounted units and has integrated ceramic hob and oven, tiled floor and uPVC/ double glazed back door. The walk in cupboard has window to rear has light and power and is where the central heating boiler is located. The Bathroom , with window to rear, comprises corner bath, shower stall, wash hand basin, WC, tiled walls and electric heater.

Upstairs there is a landing with Velux window (timber casement/double glazed) to rear and providing access to two bedrooms. Bedroom is a large double bedroom with dormer window to front and built cupboard. Bedroom 2 is in two sections and has dormer window to front, built in cupboard and Velux window (timber casement/double glazed) to rear.

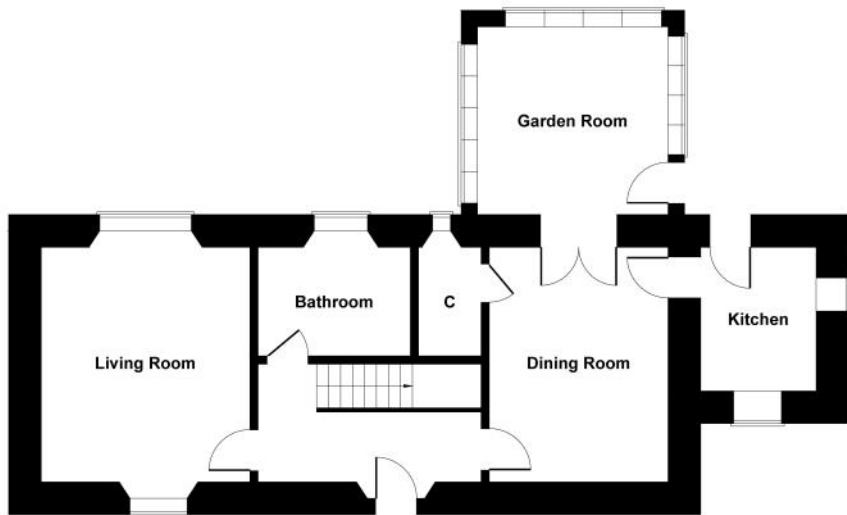
Surrounding the cottage is a large level area laid in gravel affording ample parking and access to two large timber sheds both with light and power. Beyond the gravelled space is a substantial area of well kept lawn and hedge formed by established hydrangea. There are planted flower beds with a drip irrigation system and a very productive vegetable plot, growing potatoes, peas, carrots and onions. The soil is beautifully light and sandy.

The paddock, bounded by wire and stob fence, is about 2 acres and is kept mown. There is a fantastic westerly view from the paddock toward the sea and Ailsa Craig.

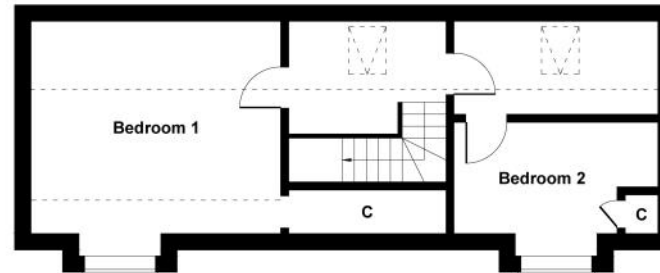
Roseland Cottage is the perfect property for a lifestyle change. Viewing is essential.



## Roseland Cottage, Lendalfoot



GROUND FLOOR



FIRST FLOOR

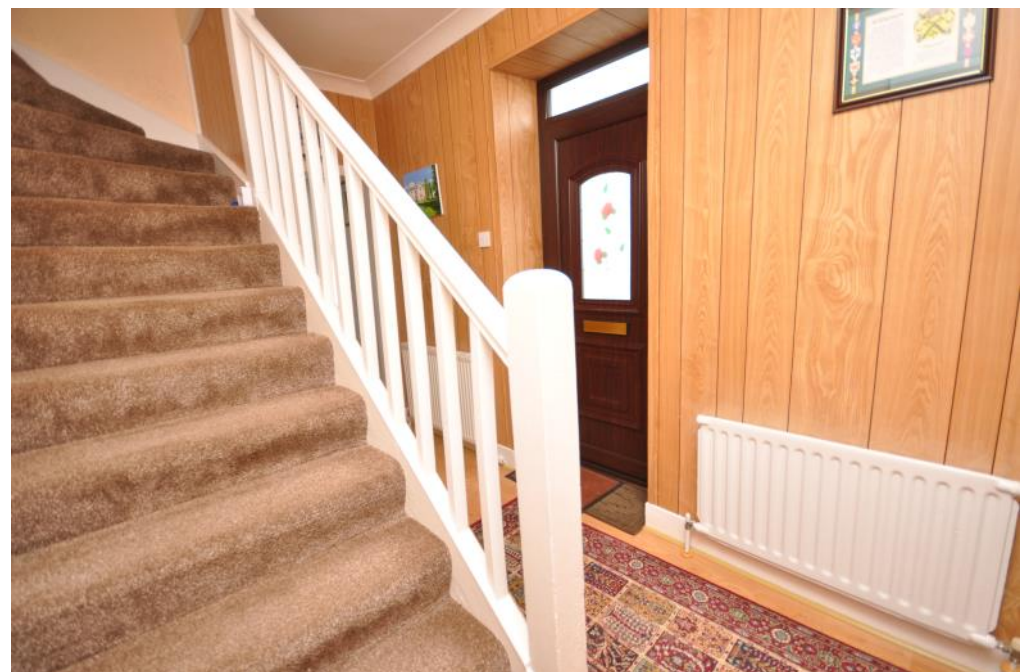
Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



Living Room	14' x 9'9"
Dining Room	13'9" x 9'10"
Garden Room	11'11" x 9'5"
Kitchen	7'1" x 7'9"
Bedroom 1	12'6" reducing to 11'2" x 13'7"
Bedroom 2	8'8" x 9'10" at widest & 3'6" x 9'9"
Bathroom	6'6" x 8'3"
Cupboard	6'9" x 2'11"



Hall



Hall





Kitchen



Dining Room



Dining Room



Living Room





Bathroom





Landing



Landing



Bedroom 1



Bedroom 1





Bedroom 2



Bedroom 2



Bedroom 2



Bedroom 2





Garden

### Location and Directions

This corner of south west Ayrshire is renowned for its contrasting and unspoilt scenery and its particularly mild climate throughout the year. Attractions in the district include: a variety of hill and coastal walks and cycle trails; the National Trust Culzean Castle and Country Park; Galloway Forest Park which was awarded the prestigious designation as the first Dark Sky Park in the UK; excellent Golf Courses at Girvan, Turnberry, Prestwick and Troon. There are of course the usual field sports and rivers for fishing the most notable of which in the district is the River Stinchar. Ballantrae, about 6 miles from the Property, is on the Ayrshire coast and the village has a delightful sea front where there is access to a sandy beach. The village has a primary school, doctors surgery with dispensary, shop and bowling green and a small harbour.

Girvan provides 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 variety of shops, an attractive sea front and working harbour with moorings for pleasure craft. The town has an ASDA supermarket and railway station with connections north to Ayr and Glasgow.

Travelling south on A77 from Ayr. Continue through Girvan on coast road. Proceed to Lendalfoot. Roseland Cottage is situated on the left hand side of A77. Turn left at the side the side of the cottage onto an unclassified road and then immediately right to the Property.

Ayr 29 miles | Prestwick Airport 35.4 miles | Glasgow 65 miles

### General

Home Report is available on request.

Ideally our client, the seller, would like for the new owner to continue with upkeep of garden, vegetable production etc and as such would include, on receipt of an acceptable offer, the ride on mower and quad bike.

The Property is connected to septic tank drainage. Water and electricity is by mains grid.

**Council Tax:** Band B

**EER:** F25

To view contact



**Tel:** 01465 713498

**Email:** [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)





View south from Garden





Paddock





Lawn & Vegetable garden



Greenhouse



Garden



Garden





View from Paddock





Garden





Garden



### 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

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



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