



THOMAS MURRAY
PROPERTY



Cairnfield Cottage

Shalloch Park

Girvan

KA26 0HW



View front



View rear



Rear Elevation



Living Room



Living Room



Living Room



Conservatory



Conservatory



Cairnfield Cottage, Shalloch Park, Girvan

Sea view and rural location.

Situated on a slightly elevated site on the outskirts of town this is a 2 bedroom semi detached cottage enjoying a west facing position with outlook toward the sea and Ailsa Craig. The cottage has great view to rear over farmland.

The property further comprises a drive, parking space, garage and front garden.

Stone built and with slate roof the cottage does require some improvement but nevertheless it affords fantastic potential.

The cottage comprises: Entrance Vestibule; Hall with stair to upper floor; spacious Living Room with sliding patio door to Conservatory; Dining Room; Bedroom 1; Kitchen; Shower Room, Utility Area and Rear Porch

Upstairs: Bedroom 2, Study and Shower Room

Although in a rural setting the cottage is only a few minutes drive from shops and schooling and the shore is about 530 yards

Seldom available location, viewing of Cairnfield Cottage is highly recommended.

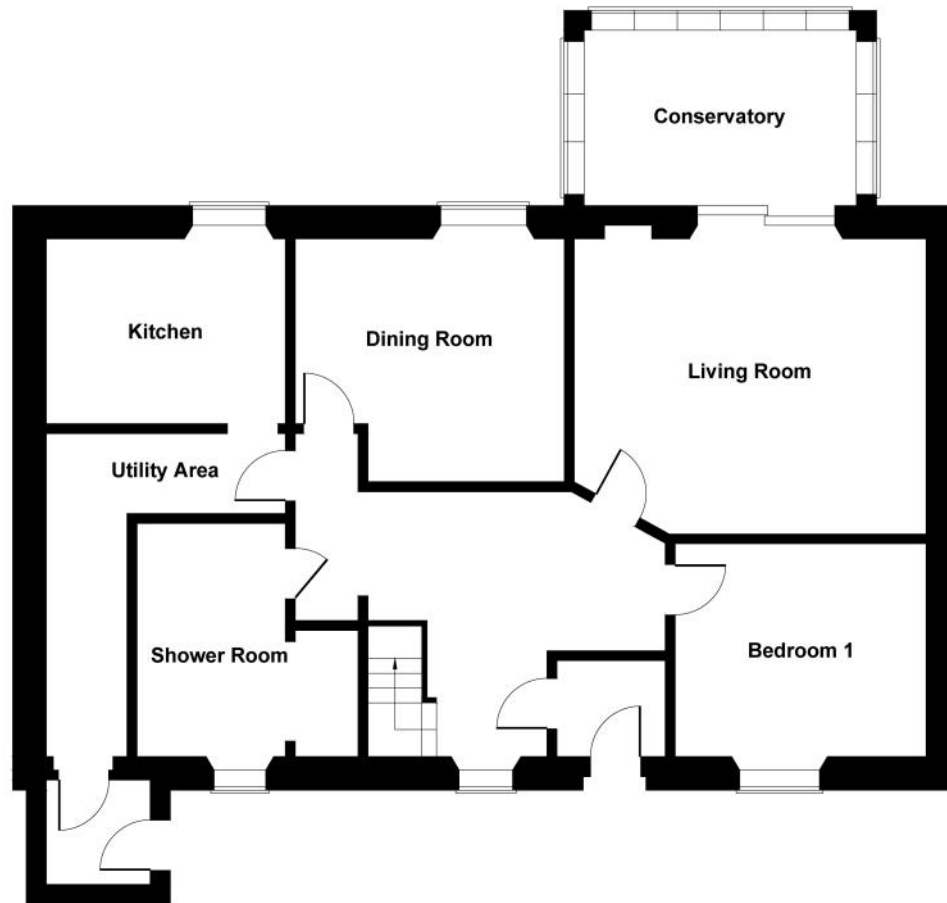


Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park.

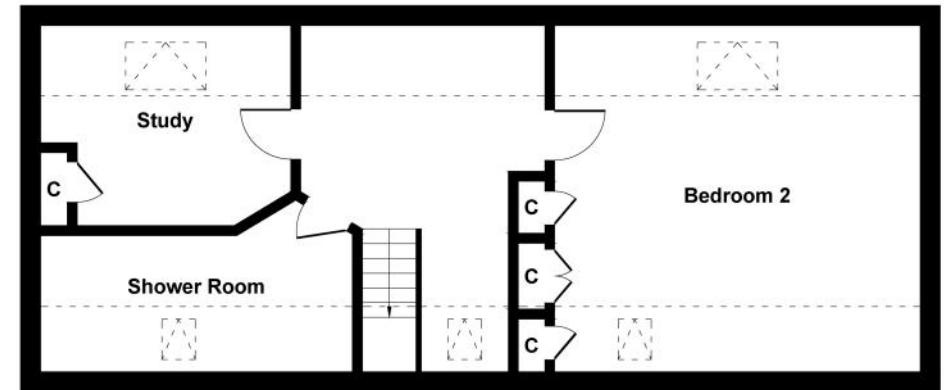
Ayr 22 miles | Prestwick Airport 27 miles | Glasgow 56 miles



Cairnfield Cottage, Girvan



GROUND FLOOR



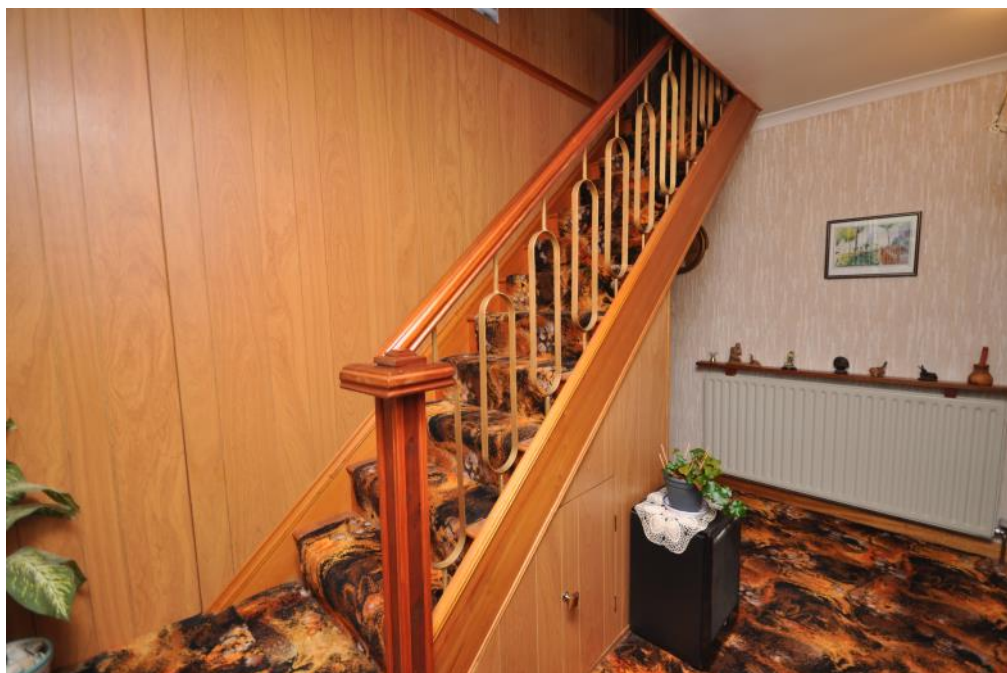
FIRST FLOOR

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

Living Room	13'6" x 15'4"
Conservatory	8'8" x 11'5"
Dining Room	11'10" narrowing to 9'6" x 13'10"
Kitchen	10'2" x 10'10"
Bedroom 1	10'4" x 11'
Bedroom 2	12'2" x 16'7"
Study	9'10"
Shower Room	9'10" x 6'4" & 5'9" x 3'2"
Shower Room (upstairs)	4'5" x 11'7"



Hall



Hall



Hall



Dining Room



Dining Room



Kitchen



Kitchen



Bedroom 1



Bedroom 1



Shower Room



Shower Room



Landing



Bedroom 2



Shower Room



Study



Front Garden



Driveway & Garage

Directions

Travelling to Girvan from Ayr. Proceed on A77 and approach town on Vicarton Street. Continue ahead on Old Street and then Bridge Street. At traffic lights at town square/clock tower turn left, Knockcushan Street and proceed ahead to mini roundabout at harbour. Take 1st exit left to Henrietta Steet and continue ahead, on to Kirkpatrick Street and at mini roundabout proceed ahead to Bennane Road. Continue ahead to roundabout on edge of town called Shalloch Park. Here take second exit, signpost A714. The Property is located a short distance along on the left hand side, second road end from the roundabout.

General

The property is central heated by way of LPG. Windows are older style double glazed units in timber casements, in need of replacement. The conservatory is of timber frame formation.

Drainage is to septic tank.

The Home Report is available by request

Council Tax: Band D

EER: E (40)

To view contact



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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.



Driveway



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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