



THOMAS MURRAY
PROPERTY



Eastcliffe
Pinwherry
KA26 0RS



Rear Elevation



Garden



Garden



Living Room



Kitchen



Dining Area / Garden Room



Living Room



Kitchen

Eastcliffe, Pinwherry

Situated in lovely rural surroundings this detached 2 bedroom bungalow sits on a south facing elevated site amidst woodland

The house stands in a large garden which comprises a timber summer house with decked area

The house is a work in progress. It has great potential

The interior comprises

Hall

Living Room with wood burning stove

Kitchen

Garden Room/ Dining Area

Studio/Workshop

Bedroom 1

Bedroom 2

Space for Bathroom

Double glazed. Oil central heating

There is a detached timber garage

The garden is established and well planted surrounded by trees. There is a pathway winding up through the garden to the summer house at the top of the garden

The house is located just north of the small settlement of Pinwherry. Colmonell, is 3.5miles and Barrhill, 5.5miles and both villages have primary schools

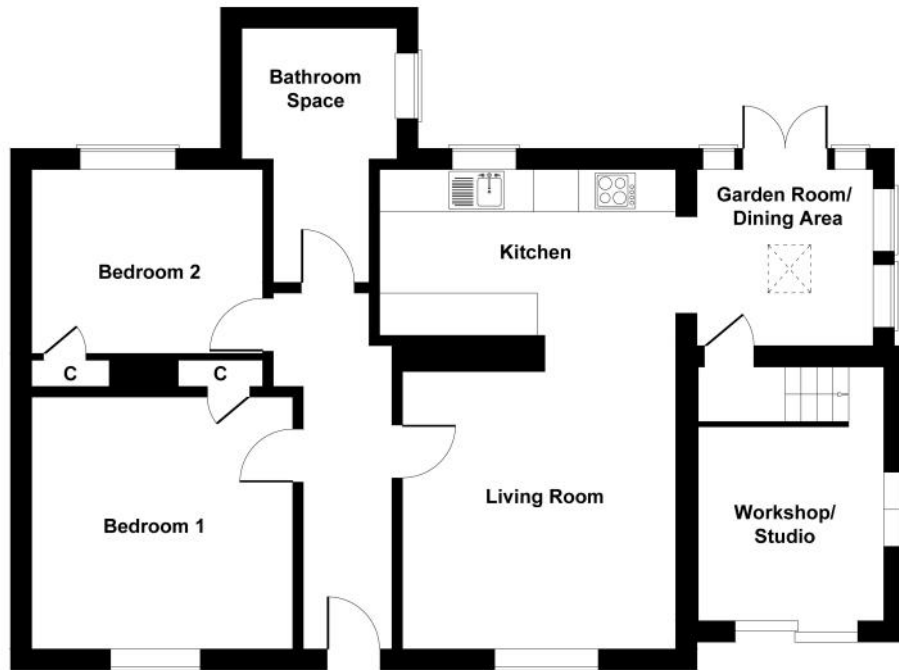
Viewing of this country property is highly recommended



Girvan 7.7 miles | Ayr 28.2 miles | Glasgow 62.3 miles

The house is in lovely scenic surroundings in the Stinchar Valley. This area of south west Ayrshire is renowned for its 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, a variety of shops, ASDA Supermarket, Hospital and a working harbour with moorings for pleasure craft. The railway station in Girvan has connections to Ayr and Glasgow. Girvan has a great beach.

Eastcilffe, Pinwherry



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Hall



Workshop / Studio

Living Room	13'10" x 12'11"
Kitchen	7'10" x 14'10"
Dining Area	8'10" x 8'10"
Workshop /Studio	12'9" x 9'9"
Bedroom 1	11'11" x 12'4"
Bedroom 2	9'10" x 10'
Bathroom Space	6'2" x 7'4"
Summer House	8'10" x 12'9"
Garage	19'7" x 10



Bedroom 1



Bedroom 2



Bedroom 1



Bedroom 2



Space for Bathroom



Space for Bathroom



Dining Area / Garden Room



Kitchen



Living Room



Studio / Workshop



Side elevation



Garden

Directions

Travelling south from Girvan on the A77 proceed to round about on the edge of town signpost Shallochpark. Here take second exit signpost A714 Barrhill & Newton Stewart. Continue on this road and before arriving in the small village of Pinwherry turn right at Daljarrock and continue on an unclassified road. The entrance to Eastciffe is a short distance along from the junction, turn right and then sharp right onto an unmade road which leads up to the house.

General

Home Report available on request

The house is a work in progress and in terms of its condition the house is sold as seen. Caution on entering the house, the floor boards in the hall are loose and there are gaps.

The house is connected to septic tank which we understand to be shared with the neighbouring proprietor.

There are bats in the work shop/studio.

Council Tax

Band B

Energy Efficiency Rating

F30

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.



Summer House



Deck in front of Summer House



Summer House



Summer House



Drive & gravel area in front of house



Road up to the house



Front Garden



Road up to house

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) 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. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding 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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