



THOMAS MURRAY
PROPERTY



1 Rowantree Street

Colmonell

KA26 0SB



Living Room



Kitchen



Living Room



Kitchen

1 Rowantree Street, Colmonell

Delightful terrace cottage situated on the corner of this row of cottages
in the lovely village of Colmonell

The cottage is situated in a Conservation area and is Category C listed

The accommodation is arranged over two floors comprising

- Hall
- Living Room
- Kitchen
- Utility Area
- Rear Vestibule
- Upstairs
- Bedroom
- Bathroom

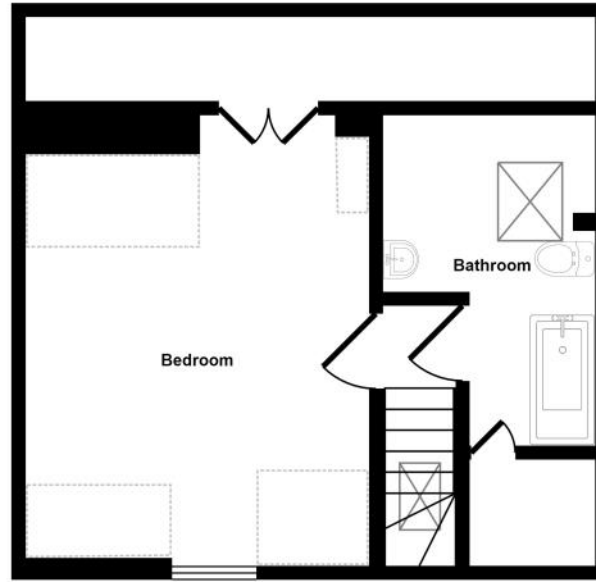
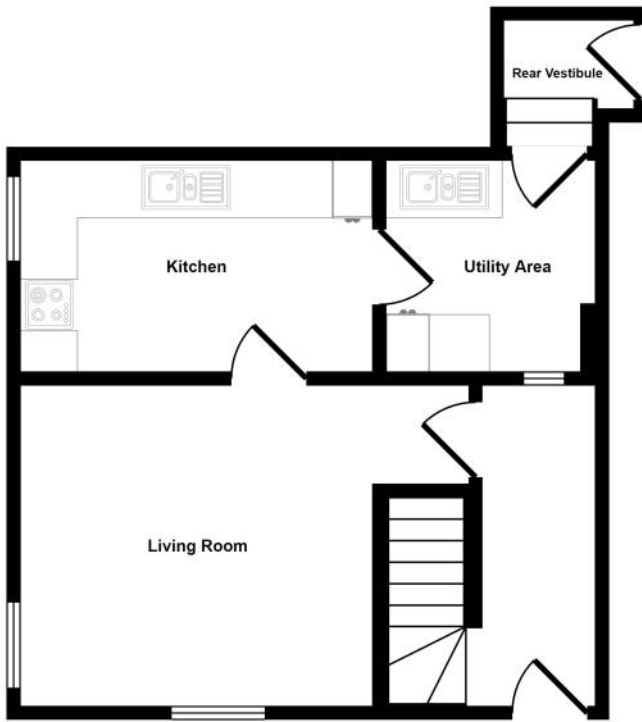
Garden at rear, paved and bounded by fence

A lovely cottage, well worth viewing

Colmonell is situated in scenic surroundings in the Stinchar Valley. The village has a primary school. 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 Country 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.

Girvan 11.2 miles | Ayr 32 miles | Glasgow 69 miles



Living Room	11' x 12'2" & 3' x 3'6"
Kitchen	7'2" x 12'5"
Utility Area	7'2" x 6'11"
Bedroom	9' x 12'5"
Bathroom	3' x 7'1" & 5'7" x 4'1"



Hall



Hall



Utility Area



Utility Area



Bathroom



Bathroom



Bedroom



Bedroom



View from Bathroom Window



Rear Patio Area



Front Elevation



Back Patio Area

Directions

Travelling south from Girvan on the A77 proceed to roundabout 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 this narrow unclassified road. At T junction turn right and continue on A765 signpost Colmonell. Arriving at Colmonell proceed ahead on Main Street, the cottage is located toward the west end of the main street on the lefthand side

General Comments

Home report available upon request

The present owner had been considering adapting the utility area to from a shower room/cloak room

There is no fixed heating system. Heating is presently by way of electric space heaters.

There is a pathway near the cottage which is shared with an adjoining proprietor. This path leads round to the garden space which goes with the cottage.

Windows are single glazed in timber casements.

Drainage to septic tank.

Council Tax

A

EER

G (2)

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.

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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