



THOMAS MURRAY  
PROPERTY



Ash Cottage  
Pinwherry  
KA26 0RP



Surroundings



View from Garden (North)



Garden (South Side)



Living Room



Sitting Room



Kitchen



Living Room



Kitchen

## Ash Cottage, Pinwherry

Situated in a delightful rural setting this is a 2 bedroom, 2 reception room detached cottage located just off the A714 and set within the Stinchar Valley

Ash Cottage stands in a good size plot which comprises garden, ample parking and large garage

From the garden there are great views over the surrounding country side

The house comprises

Hall

Living Room

Conservatory

Sitting Room

Kitchen

Utility Space

Bathroom

Upstairs

Cloak Room with wc and wash hand basin

Bedroom 1

Bedroom 2

There is a drive way which runs down to the back of the cottage where there is level parking. At the south side of the cottage is an attractive garden space with fish pond, artificial lawn and patio

The cottage is attractively presented and our client selling advises the roof was renewed 8 years ago

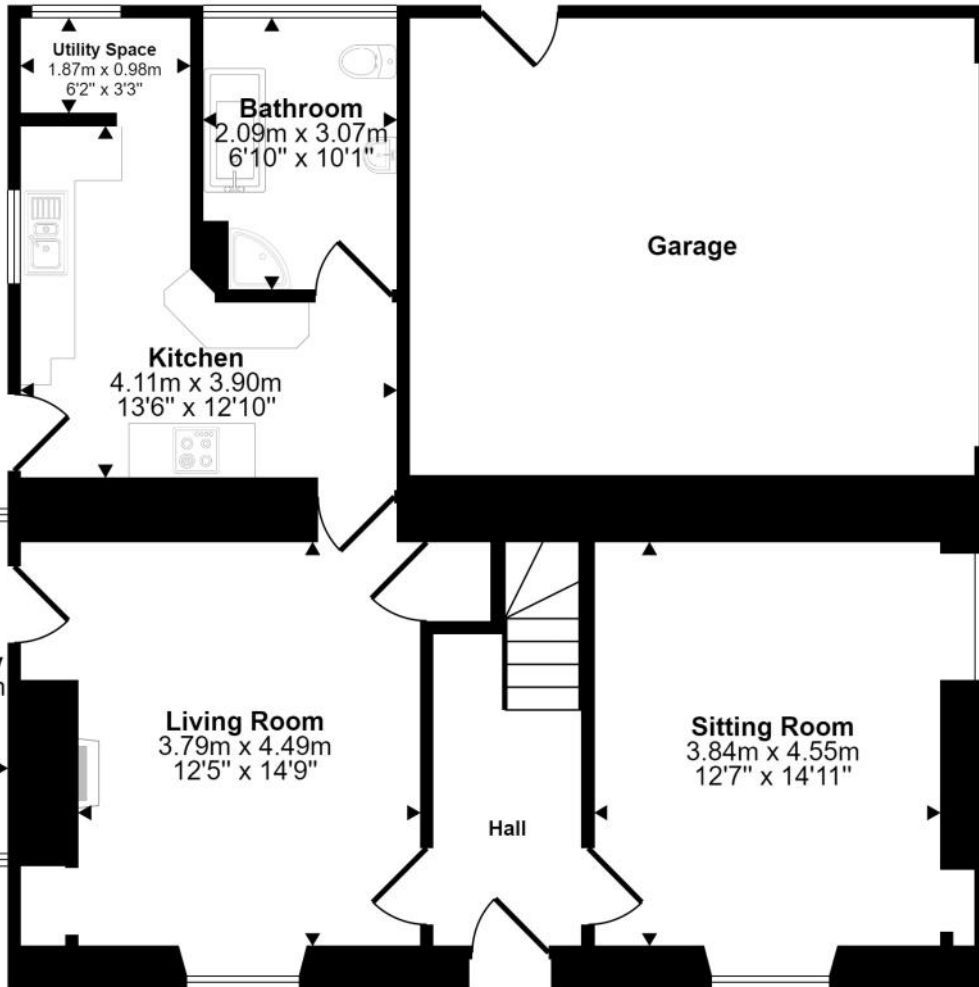
Windows are double glazed. Oil central heating

A lovely cottage in a great setting

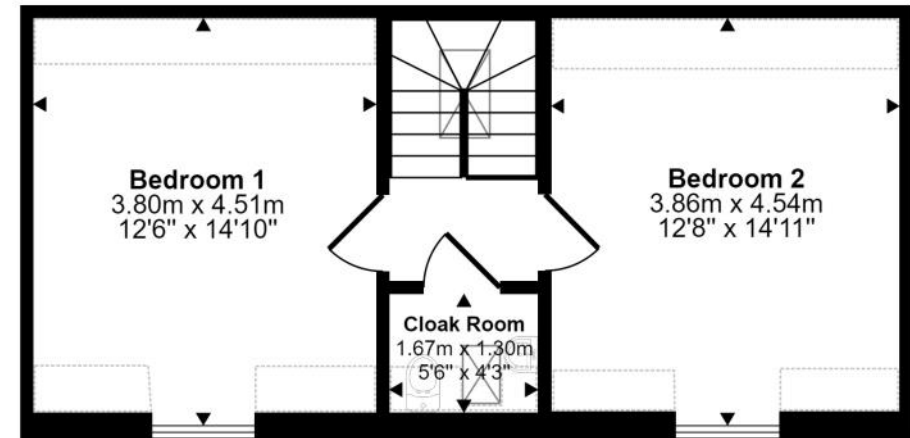
Girvan 7.7 miles | Ayr 28.4 miles | Glasgow 65.5 miles



Approx Gross Internal Area  
159 sq m / 1710 sq ft



Ground Floor  
Approx 116 sq m / 1253 sq ft



First Floor  
Approx 42 sq m / 457 sq ft



Hall



Hall



Living Room



Sitting Room



Conservatory



Conservatory



Kitchen



Sitting Room



Conservatory



Bathroom



Kitchen



Bathroom



Stairwell



Cloak Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



View from Bedrooms (East)





Front Elevation



Side Elevation

### Location

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, 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.

### Directions

Travelling from Girvan, take A714 signpost Newton Stewart and continue on this road for about 7.7miles. The cottage is situated on the right hand side just off the A714 and overlooking the Girvan/Stranraer railway line

### General Comments

Home Report is available by request.

Drainage is to septic tank

Mains water and electricity. Our client advises that the cottage is connected to fibre for broadband

### Council Tax

C

EER

F (25)

### To view contact



Tel: 01465 713498

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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.



Garden



Rear Elevation



Garden



Garden



Drive



Garden



Garden

### 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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