



THOMAS MURRAY
PROPERTY



Glenburn

31 Fowlers Croft

Straiton

KA19 7NE



View from front of cottage



View from side of property



Front



Living Room



Sitting Room/Garden Room



Kitchen

Glenburn, 31 Fowlers Croft, Straiton

Detached 2 bedroom cottage in a lovely rural setting enjoying south east facing view across meadow toward the surrounding hills

The cottage is situated on the edge of the village in a row of houses forming Fowlers Croft

The cottage comprises

Entrance Vestibule

Hall

Living Room

Sitting Room/Garden Room

Kitchen

Bedroom 1

Bedroom 2

Shower Room

Double glazed. Oil central heating

Large, level garden

Attached lean to store

Viewing is highly recommended

Straiton is a small village on the edge of the Southern Uplands in surroundings referred to as 'rambling territory'. The village has a community operated shop, primary school, tea room and pub. There is secondary schooling in nearby Maybole and a wider range of shops, schools etc in Ayr. There is also a railway station in Maybole with connections to Ayr and Glasgow

This beautiful location is ideal for easy access to many great walks, rivers for fishing, golf courses, Galloway Forest Park, Culzean Castle and Country Park

Ayr 13.8 miles | Glasgow 48.5 miles | Maybole 6.6 miles | Girvan 14.7 miles

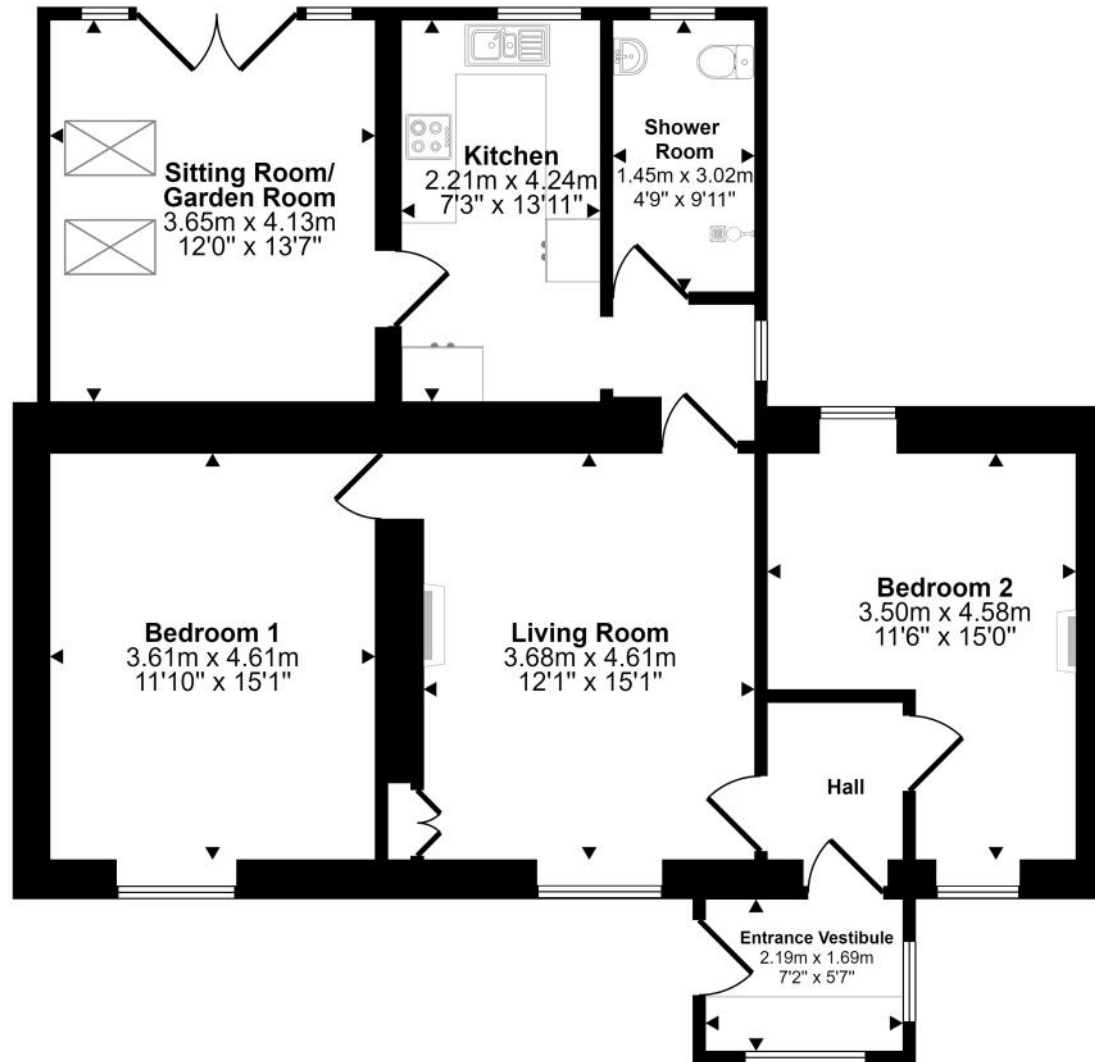


Living Room



Kitchen

Approx Gross Internal Area
94 sq m / 1012 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Sitting Room/Garden Room



Kitchen



Living Room



Sitting Room/Garden Room



Bedroom 1



Bedroom 1



Shower Room



Shower Room



Bedroom 2



Bedroom 2



Bedroom 2



Hall



Back



Garden

Directions

Travelling south from Ayr on A77. Continue to village of Minishant. Proceed through village and turn first left signpost B7045. Proceed ahead to village of Kirkmichael and continue through village. Arrive at Straiton and take left signpost Fowlers Croft. Continue to very top of the road where the Cottage is situated on the left hand side.

General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

E 48

To view contact



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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.



Garden



Front

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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