



THOMAS MURRAY
PROPERTY



7 Rowantree Street
Colmonell
KA26 0SB



View From Rear, South



Front



Living Room



Sitting Room



Dining Room



Kitchen



Living Room



Dining Room

7 Rowantree Street,, Colmonell

Large detached house, with 6 bedrooms and 3 reception rooms situated on the edge of the village with super views south and west over surrounding farmland toward Knockdolian Hill

The house dates from early 1800s and is located in a Conservation Area

The house comprises

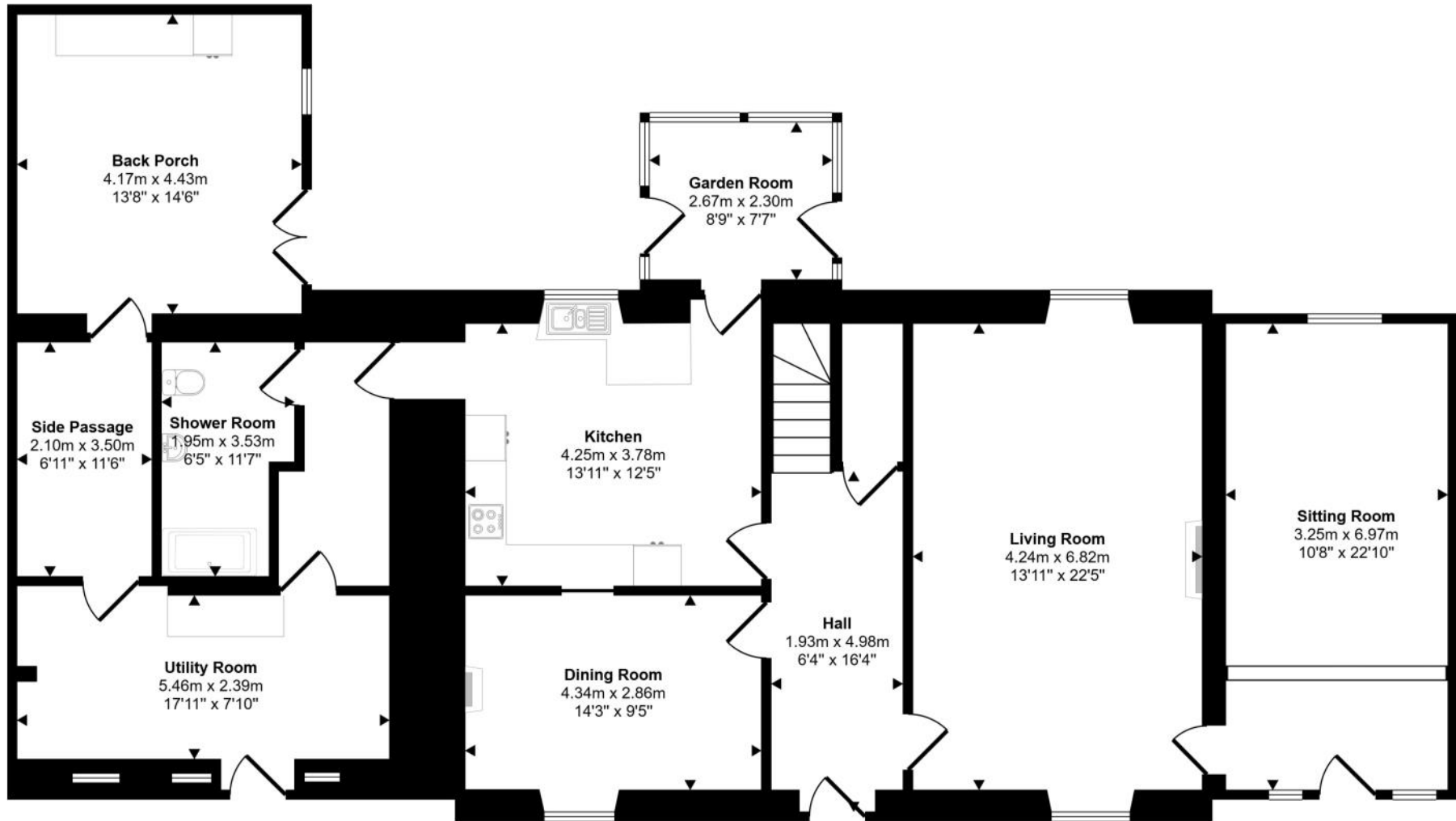
- Hall
- Living Room
- Sitting Room
- Dining Room
- Kitchen
- Garden Room
- Shower Room
- Utility Room
- Side Passage
- Back Porch
- Upstairs
- 4 Bedrooms
- Bathroom
- Upstairs
- 2 Bedrooms
- Shower Room

Double glazed. LPG central heating

Walled garden and parking to front and small garden space at rear.


The house requires general upgrade throughout but has great potential

A spacious family home is a lovely setting

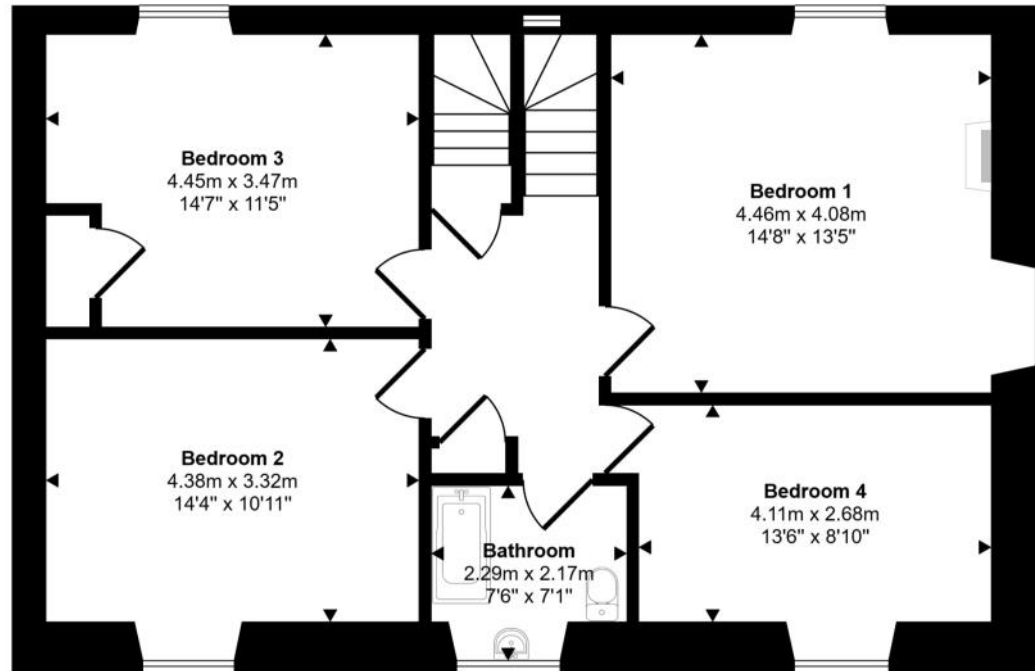


Ground Floor

Approx 180 sq m / 1936 sq ft


 Denotes head height below 1.5m

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.

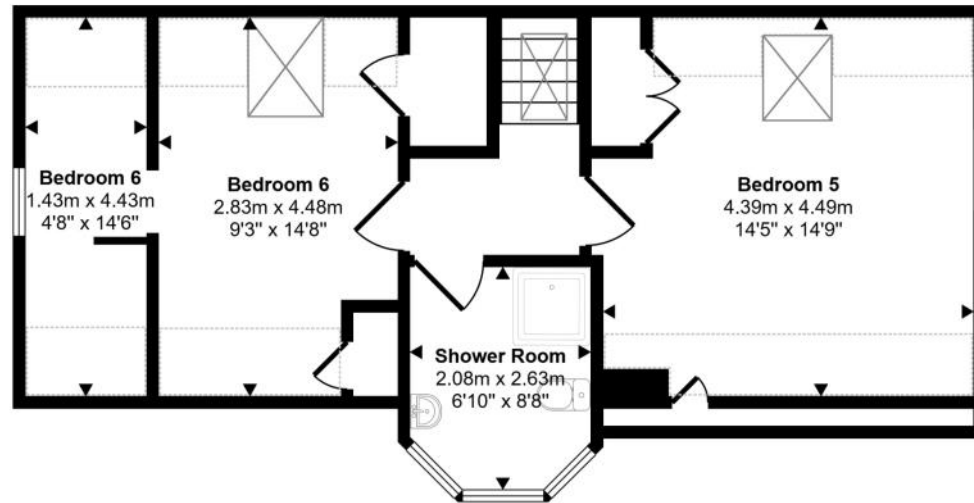


First Floor

Approx 85 sq m / 910 sq ft


 Denotes head height below 1.5m

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Second Floor

Approx 54 sq m / 576 sq ft

 Denotes head height below 1.5m

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Hall



Hall



Living Room



Sitting Room



Living Room



Sitting Room



Dining Room



Kitchen



Garden Room



Kitchen



Utility Room



Shower Room



Stair to First Floor



Stairwell



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Bathroom



Bathroom



Stairwell to Second Floor



Landing



Bedroom 5



Bedroom 5



Bedroom 6



Bedroom 6



Walk in Space Fron Bedroom 6



Walk in Space Fron Bedroom 6



Shower Room



View From Shower Room



Back Porch



Back Porch



Back



Back



Back



Entrance



Front

Location

The house is situated on the very edge the village main street. This is great location, the house backing on to surrounding countryside.

Colmonell is situated in lovely 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 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

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 for about 8 miles and just before Pinwherry turn right signpost B734. Proceed ahead to Colmonell and arrive in village proceed ahead on Main Street and continue to sharp right hand bend, Rowantree Street. The house is set back from the road, the last house on the left hand side.

General

Home Report available on request

The house is need of repair/modernisation and in terms of condition is sold as seen

Council Tax Band | E **Energy Efficiency Rating** | G (10)

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.



Front



Front



Front



View West



Rear

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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