



Woodburn

Pinmore

KA26 0TP



Surroundings



Living Room



Dining Kitchen



Dining Room



Conservatory



Front



Rear

Woodburn Cottage, Pinmore

Set in a picturesque position within the Assel Valley, Woodburn Cottage is a charming detached two-bedroom home, nestled within an established garden and tucked away beneath an impressive stone-built viaduct, creating a truly unique setting

The property offers a generous and versatile range of all-on-the-level accommodation, ideal for comfortable everyday living.

The welcoming hall leads to an inviting living room, featuring a gas fired stove that forms a cosy focal point. A well-proportioned Dining Kitchen provides ample space for family meals, complemented by a separate Dining Room ideal for entertaining or flexible use.

There are two bedrooms, with the principal bedroom benefiting from an en-suite shower room. In addition, the property includes a study, a family Bathroom, and a delightful Conservatory overlooking the garden, offering a relaxing space to enjoy the garden throughout the year

The cottage is double glazed and central heating is by LPG

Externally, the property boasts a large detached garage. Parking for up to three vehicles at the front of the house. To the rear, the garden is laid out with a combination of patio and lawn, providing a private and tranquil outdoor space

Woodburn Cottage offers a rare opportunity to acquire a characterful home in a scenic rural location while still enjoying practical living space and excellent outdoor amenities

The nearby town of Girvan is about 7.3 miles and provides a range of amenities including nursery, primary and secondary schooling, a leisure centre, community hospital, ASDA supermarket, town centre shopping, an attractive beach and harbour, and a railway station with connections to Ayr, Prestwick Airport and Glasgow.

This corner of south west Ayrshire is renowned for its contrasting and unspoilt scenery and its particularly mild climate throughout the year. The area has: a variety of hill and coastal walks and cycle trails; the National Trust Culzean Castle and Country Park; Galloway Forest Park; excellent Golf Courses at Girvan, Turnberry, Ayr, Prestwick and Troon. There are of course the usual field sports and rivers for fishing, the most notable of which in the district is the River Stinchar

Girvan 7.8 miles | Ayr 28 miles | Glasgow 63 miles

Approx Gross Internal Area
154 sq m / 1660 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.



Hall
Living Room
&
Dining Kitchen





Living Room

Gas fired stove



&

Hall





Dining Kitchen

Dining Room

&

Conservatory





Bedroom 1



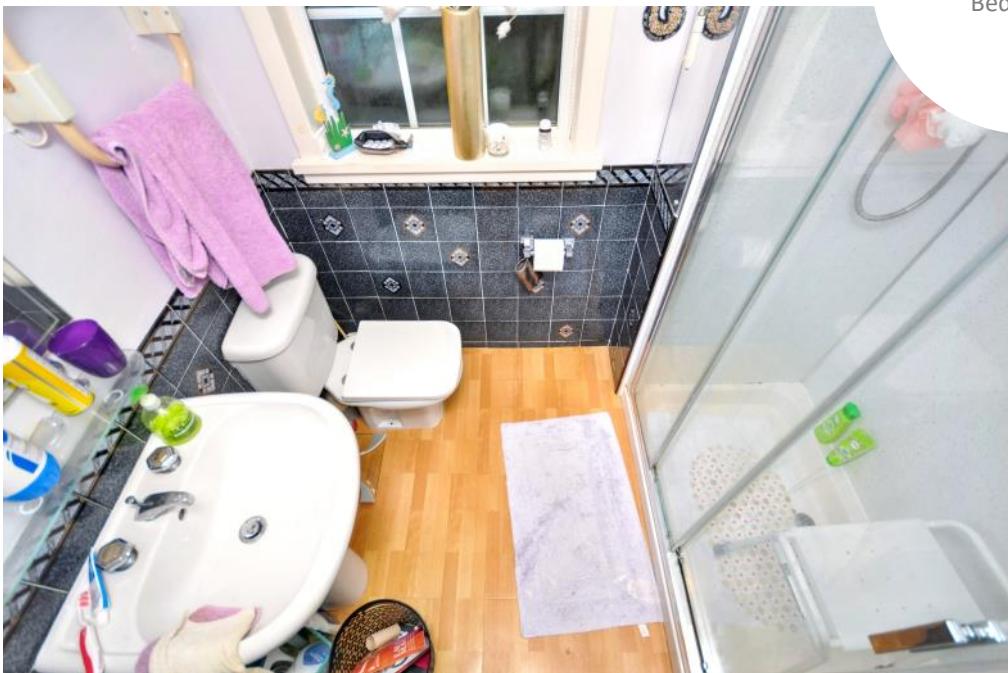
Bedroom 2



Bedroom 1

En Suite

Bedroom 2





Study
Bedroom 2
&
Bathroom





Back Garden



Patio

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 for about 7.3 miles and turn left. Woodburn sits under the viaduct

General Comments

Home report available upon request.

Drainage is septic tank

Council Tax Band

Band E

Energy Efficiency Rating

E (39)

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.



Surroundings



Back Garden



Side Elevation



Surroundings

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com