



THOMAS MURRAY
PROPERTY



7 Main Street
Pinwherry
KA26 0RN





Living Room



Dining Room



Living Room



Dining Room

7 Main Street, Pinwherry

A 2 bedroom semi-detached cottage situated within the small rural village of Pinwherry, offering accommodation over two levels together with an attractive rear garden extending down to the riverbank.

The accommodation extends to approximately 81m² (876 sq ft) and is arranged over two levels. On the ground floor, an entrance vestibule leads into the hallway and through to a generously proportioned living room with wood burning stove. A separate dining room, with patio doors to the garden, provides excellent entertaining space and connects conveniently to the kitchen. Upstairs, the principal bedroom is particularly spacious, complemented by a useful, smaller room which could serve as a home office, dressing room or occasional bedroom, together with a family bathroom.

Useful basement area providing valuable storage and ancillary space.

The property further benefits from an air source heat pump and photovoltaic solar panels, enhancing energy efficiency and reducing running costs.

There is a generous rear garden with paved patio and lawned leading down towards the river. From the foot of the garden there are attractive open views across the water and towards the railway bridge, creating a particularly appealing outdoor setting.

Although the house would benefit from a programme of general modernisation and cosmetic improvement, it offers excellent potential for a purchaser seeking a home with character in a scenic rural location.

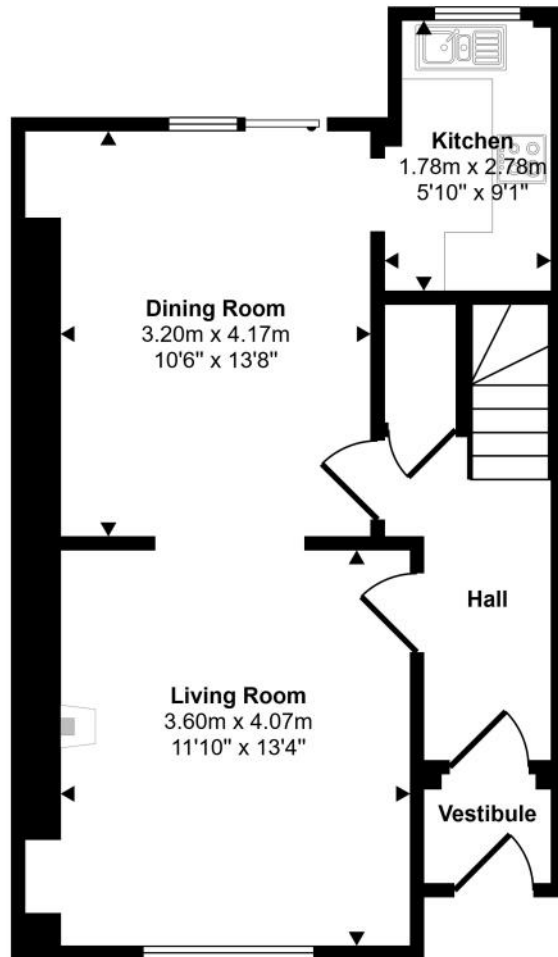
Pinwherry is a quiet rural settlement located within South Ayrshire, surrounded by attractive countryside whilst remaining accessible to Girvan and the wider Ayrshire coast. The area is ideal for those seeking outdoor pursuits, walking, cycling and a quieter pace of life.

Viewing is highly recommended to appreciate the setting and potential offered. An excellent opportunity for purchasers seeking a property they can modernise and make their own.

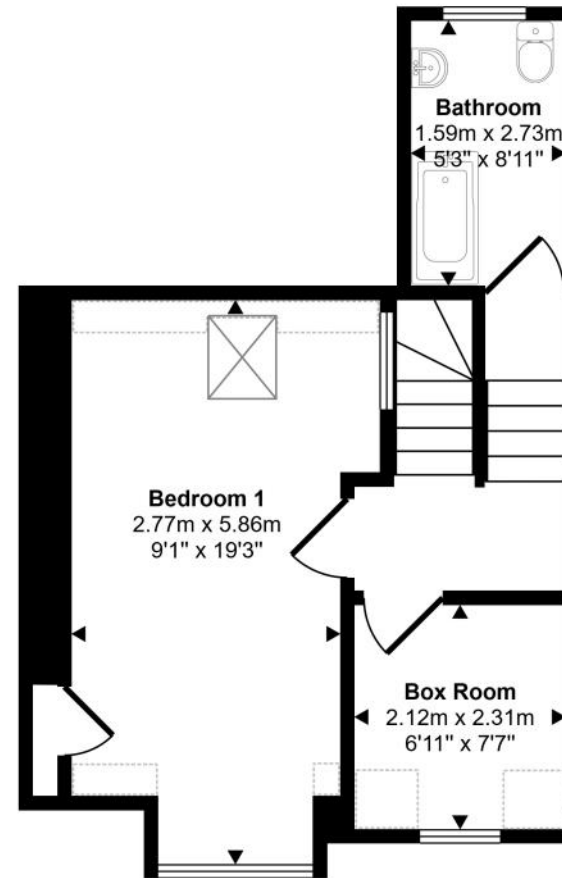
This is an attractive area of south west Ayrshire renowned for its scenic countryside and excellent range of outdoor pursuits. The surrounding area offers superb opportunities for walking, cycling, fishing and golfing, with renowned courses at Girvan and Turnberry both within easy reach. The River Stinchar, well known for salmon and trout fishing, is nearby, whilst the beautiful landscapes of the Galloway Forest Park and the National Trust for Scotland's Culzean Castle & Country Park are both easily accessible by car.

Girvan | 8 miles | Ayr 29 miles | Glasgow 64 miles


Approx Gross Internal Area
81 sq m / 876 sq ft



Ground Floor
Approx 47 sq m / 502 sq ft



First Floor
Approx 35 sq m / 374 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.



Living Room



Kitchen



Kitchen



Dining Room



Hall



Hall



Landing



Bathroom



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Location

For families, primary schooling is available within the nearby villages of Barrhill and Colmonell. Girvan provides a comprehensive range of amenities including primary and secondary schooling, independent shops, ASDA supermarket, healthcare facilities, a working harbour with moorings for pleasure craft, and a railway station with regular services to Ayr and Glasgow. Girvan also benefits from an attractive sandy beach and seafront.

Directions

Travelling from Girvan, proceed south on the A714 signposted Newton Stewart and continue for approximately 8 miles. On entering the village of Pinwherry, 7 Main Street is located on the right-hand side of the road.

General Comments

Home report available upon request.

We understand that the property has a right of pedestrian access over the lane at the side of the house.

Drainage is to a shared septic tank

Council Tax Band

A

Energy Efficiency Rating

C 71

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com

Pre-Sale Valuation & Appraisal

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property together with practical advice on preparing your home for sale.



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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