



THOMAS MURRAY  
PROPERTY



Kirkholm

Héronsford

Nr Ballantrae











## Kirkholm, Heronsford, Ballantrae, South Ayrshire

Kirkholm is a charming semi-detached cottage occupying a peaceful and sheltered position within the picturesque Tig Valley, approximately three miles inland from the coastal village of Ballantrae.

The property combines character with comfortable modern living and enjoys an attractive aspect towards the wooded banks of the Water of Tig. The cottage is presented in excellent order throughout and offers well-proportioned accommodation extending to approximately 71m<sup>2</sup> (769sq ft).

The accommodation comprises an Entrance Hall, spacious Living Room with wood-burning stove, fitted Kitchen, two double Bedrooms and a Shower Room. The all on the level layout is practical and welcoming, making the property equally suitable as a permanent residence or holiday retreat

The property further benefits from a modern energy-efficient heating and power system, with photovoltaic (PV) panels and battery storage helping to generate and store electricity for domestic use, including the electric combi boiler. Together with double glazing throughout, these features contribute to the property's energy efficiency and year-round comfort.

A particular feature of Kirkholm is its delightful setting. The mature garden grounds are located principally to the rear of the cottage and back directly onto woodland, creating a peaceful and private environment. The gardens are laid mainly to lawn and include a patio area, summer house, greenhouse, useful outbuilding and space to park.

Kirkholm represents a rare opportunity to acquire a characterful cottage in a peaceful rural setting amidst some of South West Scotland's finest countryside.

### Location & Lifestyle

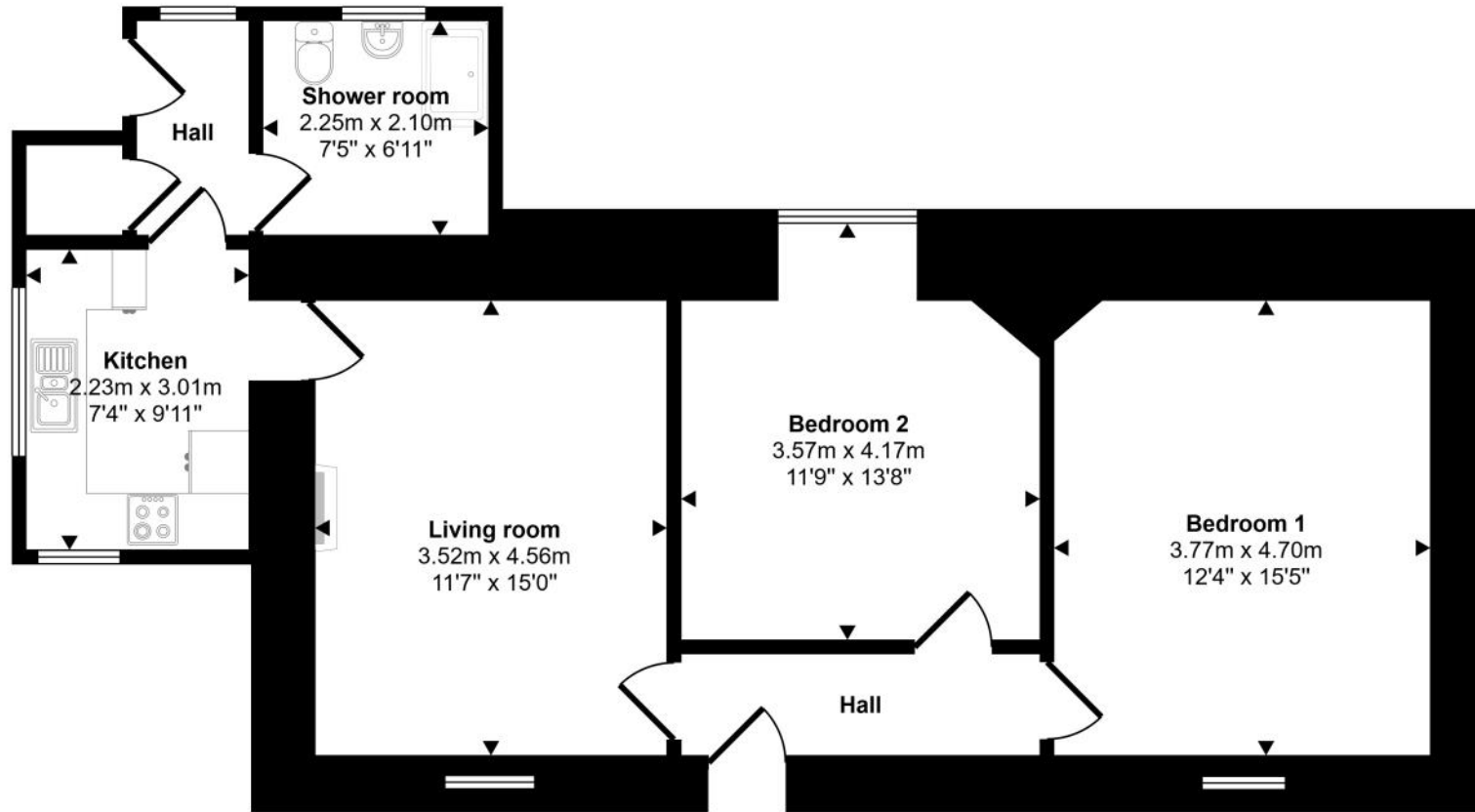
The surrounding area is renowned for its outstanding natural beauty, offering excellent opportunities for walking, cycling, fishing and wildlife watching. The nearby River Stinchar is one of the region's most highly regarded salmon rivers, whilst the Ayrshire coast provides beautiful beaches and spectacular scenery. Ballantrae, approximately three miles away, offers a range of local amenities including a primary school, doctor's surgery, village shop, harbour and beach.

Further afield, some of Scotland's most celebrated attractions are within easy reach, including Culzean Castle & Country Park, Galloway Forest Park and the world-renowned golf courses at Turnberry, Prestwick and Troon.

Girvan 15.4 miles | Ayr 36 miles | Glasgow 71 miles



Approx Gross Internal Area  
71 sq m / 769 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.













### Directions

From Girvan, proceed south on the A77 towards Ballantrae. Continue through the village and, after crossing the bridge over the River Stinchar, take the first left onto the unclassified road signposted towards Colmonell. Continue to the T-junction and turn left. Follow the road as it descends into the Tig Valley, passing the entrance to Laggan House Country Park. As the road bears right towards the stone bridge, continue straight ahead onto the access track. Proceed Kirkholm is the first of the pair of cottages.

### Services

Mains electricity and water are connected. Drainage is to septic tank.

The property benefits from photovoltaic (PV) solar panels with battery storage, supplying electricity to the property's electric combi boiler and domestic power requirements.

### Access

Access to Kirkholm is via an unmade road over which the property enjoys a right of access in common with the neighbouring property.

### Title Information

Prospective purchasers should note that there is an area of ground situated to the right-hand side of the access track which has historically been maintained by the proprietors of Kirkholm but does not form part of the property's title.

### Home Report

A Home Report is available upon request from the selling agents.

**Council Tax Band | B**

**Energy Efficiency Rating | D (59)**

### To view contact



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### 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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