



SW
STANLEY
WRIGHT

Station Cottage
Kilkerran
Maybole
South Ayrshire
KA19 8LS

Station cottage is a traditional 2 bedroom property with approximately 2 acres of private woodland, situated in the Ayrshire countryside

- 2 double bedrooms
- outbuilding
- 2 acres of woodland



Station cottage is situated in the hamlet of Kilkerran, between Dailly and Maybole in South Ayrshire.

A brick built property with roughcast render under slate roof, Station cottage retains many traditional features including wooden sash and case windows and ledge and brace doors. There is an open fire in the sitting room and an oil fired central heating system.

The front door opens to a hallway with central heating radiator. A large cupboard in the hall houses the central heating boiler and provides storage, a second hall cupboard houses the electrical distribution box and meter while providing further storage. All rooms open off the hallway;

- Sitting room with open fire, central heating radiator and dual aspect windows.
- Kitchen with a range of floor and wall cabinets in a cream and oak finish. Central heating radiator.
- 2 double bedrooms each with a central heating radiator.
- Bathroom with white bath, basin and toilet. Shower over bath off central heating system and radiator.

Outside there is a brick and render outbuilding behind the house which is divided into 3 compartments. The larger front area has a window and is currently used as a utility space with 2 large traditional enamel sinks and plumbing for washing machine. There are 2 smaller storage compartments behind. To the rear of the outbuilding is a timber storage shed.

The garden extends around the front, side and rear of the property. It is mainly laid to grass with a decked area. A small stream borders the garden with an area of woodland beyond extending to approximately 2 acres.





Location

Station cottage is situated between the village of Dailly and town of Maybole. Dailly is just 3 miles away with convenience stores and primary school. Further amenities can be found at Maybole with primary and secondary schools, supermarket, medical centre, bars, restaurants and petrol stations. There is also a railway station with train service to Glasgow.

The larger towns of Girvan and Ayr are 9 and 13 miles away respectively and have a wider variety of services and amenities.

Dailly 3 miles

Maybole 4.5 miles

Girvan 9 miles

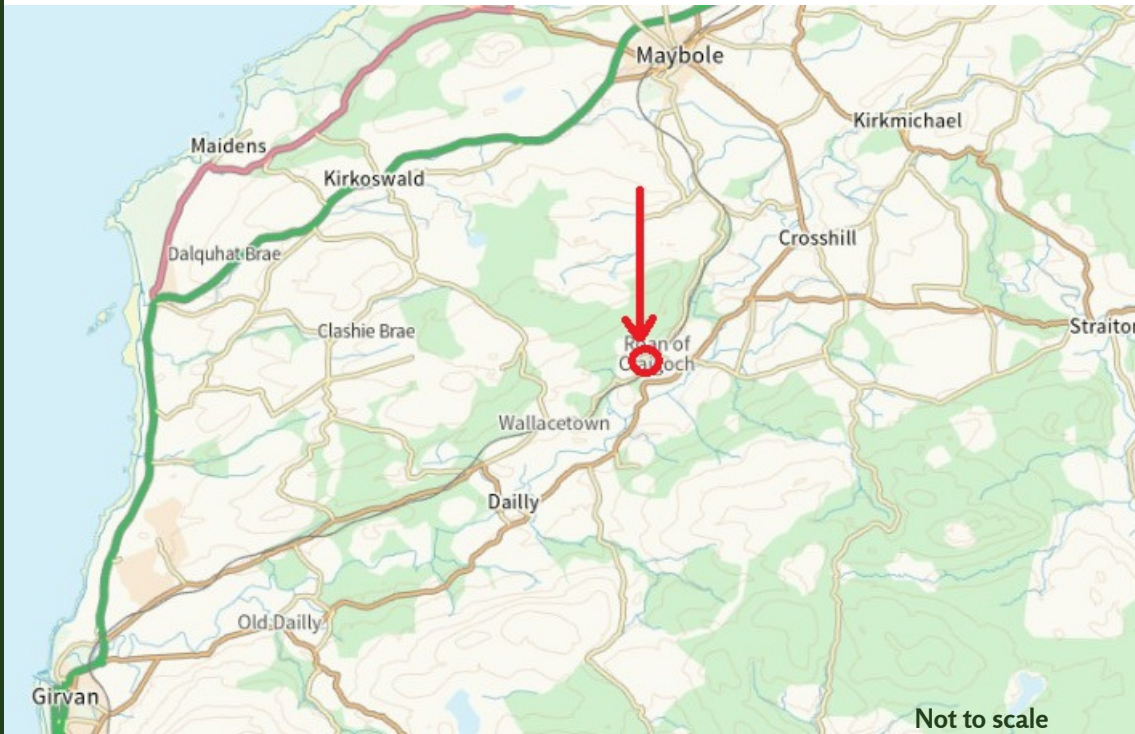
Ayr 13 miles

Glasgow 51 miles

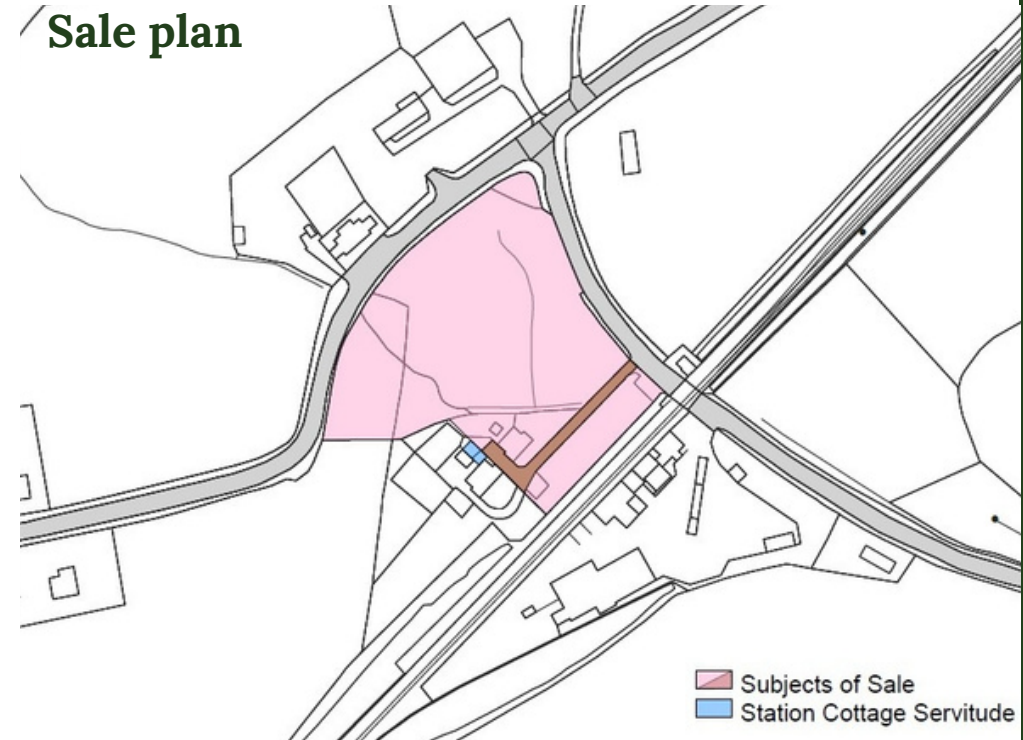
Edinburgh 92 miles

What3Words

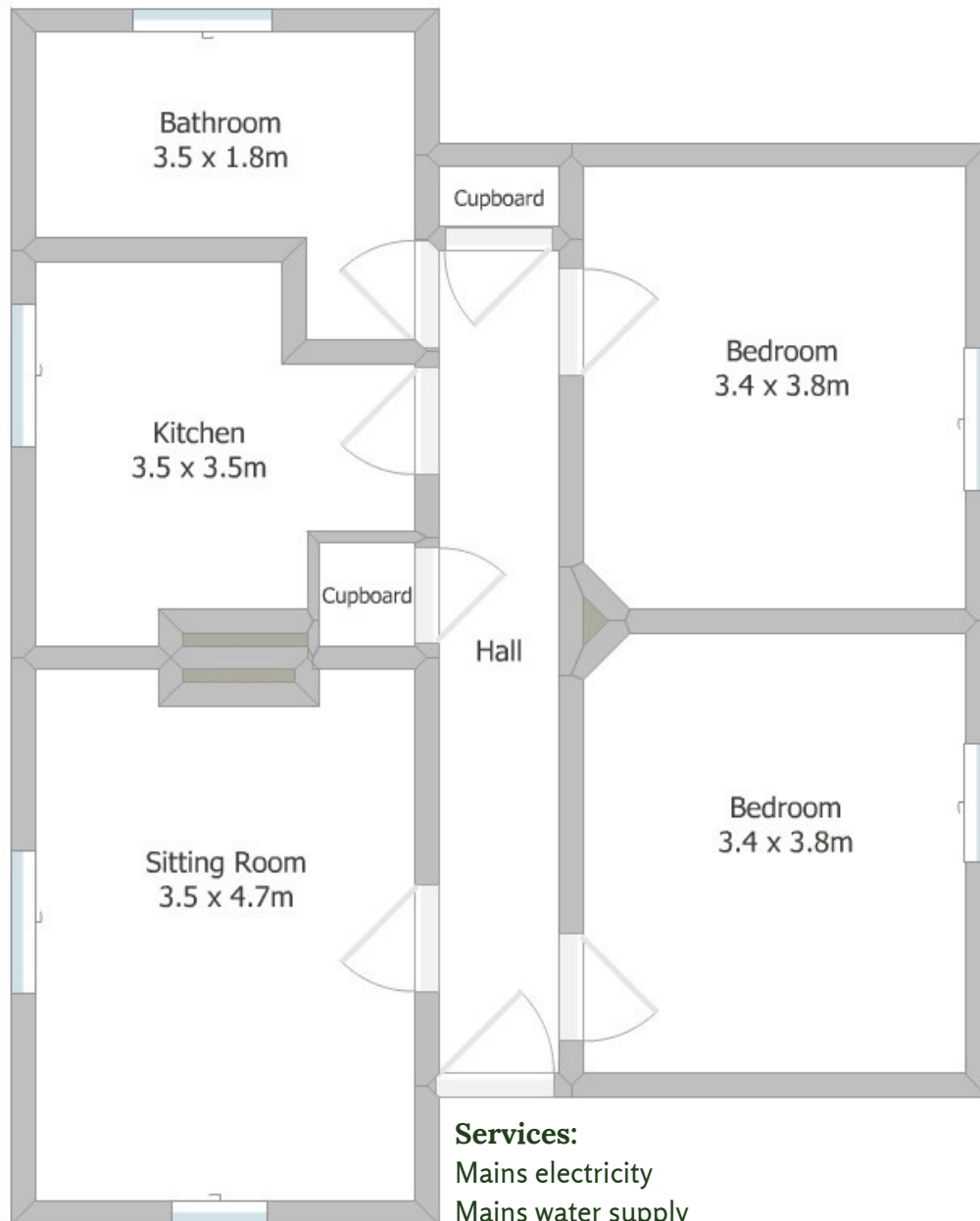
To find this property using the What3Words app, enter the following 3 words [///supreme.townhouse.navigate](https://www.what3words.com/supreme.townhouse.navigate)



Sale plan



Floor plan



Services:

Mains electricity
Mains water supply
Private drainage with septic tank
Central heating - Oil boiler
Council Tax Band: D
EPC: E

For illustrative purposes only,
not to scale.
All sizes are approximate.



Sale information

Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion.

Entry and Possession

Vacant possession and entry to the property will be given on completion or such mutual time to be agreed by the seller and the purchaser.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

Third Party Rights & Servitudes

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

Mineral Rights

In so far as they are owned, the mineral rights are included in the sale.

Anti Money Laundering Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Method of Sale

The property is for sale as a whole.

The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.

Note

Approximate measurements have been taken by sonic device at the widest point. Any services and appliances have not been tested and no warranty is given as to their compliance with regulations.



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An aerial photograph of a large, dense forest with a road and buildings. The forest is composed of many green trees, and a road runs along the left and top edges. In the bottom right corner, there are several buildings, including a house with a grey roof and a car parked nearby.

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