

Galbraith

STABLE COTTAGE

FULSHAW MILL, STEWARTON, EAST AYRSHIRE



Open plan Living/Dining/Kitchen



Open Plan Dining Kitchen



Bedroom



Bathroom

STABLE COTTAGE, FULSHAW MILL STEWARTON, EAST AYRSHIRE

A beautifully presented rural cottage nestled in a tranquil location.

Stewarton 0.5 miles ■ Glasgow 18 miles

Glasgow Airport 16 miles

About 0.22 acres

Offers Over £155,000

- Open Plan Living Room / Dining Kitchen. 1 Bedroom, Bathroom.
- Peaceful rural location.
- Large easily maintained garden.
- Drive with parking for several cars.
- Excellent holiday let accommodation.

Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket





SITUATION

Stable Cottage is a delightful cottage peacefully located in an easily accessible yet private rural location. The popular town of Stewarton provides a wide range of services and facilities including primary and secondary schools, two supermarkets, sports centre and a community library, along with thriving cafes, bars and restaurants. Silverburn Shopping Centre is 12.5 miles distant and has a wide selection of shops, restaurants and a cinema. Stewarton has a mainline railway station to Glasgow with a half hourly train service.

The surrounding attractive countryside is ideal for outdoor pursuits. Middleton Windfarm is a short drive away and has beautiful walks with stunning views as has Whitelee Windfarm which can be reached via a cycle route from the property. It also has a visitor centre with a popular café and crafts. There is a local loch which is popular with wild swimmers and paddleboarders. Lainshaw Estate, by Stewarton has beautiful woodland grounds offering a number of paths with delightful walking and cycling. Ayrshire is renowned for its golf courses which include Turnberry, Royal Troon and Prestwick. More locally Rowallan Castle Golf Course, by Kilmaurs has an 18 hole course and award winning restaurant.

DESCRIPTION

Stable Cottage is a cosy one bedroom cottage formally the stables of Fullshaw Mill, it was expertly converted four years ago to provide comfortable living accommodation. It has recently been successfully used as a holiday let so would appeal to investment buyers as well as those looking for a small cottage in a rural yet easily accessible location. It is built of brick with a white render finish with Siberian Larch at the gable end and a tiled roof. The lovely open plan kitchen is fitted with a

range of base and wall mounted units, integrated fridge, freezer, dishwasher, electric oven and hob with extractor and a breakfast bar. There are French doors from the living area to the patio and ample dining room space. The dual aspect bedroom has French doors to the garden and a fitted wardrobe with mirrored doors. The bathroom is fitted with a bath with double shower over and screen, wash hand basin and w.c. set in fitted furniture and a heated towel rail. Attractive laminate flows throughout the cottage which also benefits from oak doors and underfloor heating.

ACCOMMODATION

Ground Floor: Open Plan Living Room / Dining Kitchen, Bedroom, Bathroom.

GARDEN (AND GROUNDS)

Stable Cottage is entered through wooden gates and the large easily maintained garden mainly down to lawn with a variety of mature trees is fully fenced. There is ample parking for several cars in the drive. The patio area has a hot tub which is available by separate negotiation.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband	EPC
Mains	Mains	Sewage treatment system	Freehold	Electric	Band D	Yes	C73

ACCESS

There is a right of access over the shared road with maintenance being shared (see site plan - area shaded blue with 4 users and area shaded yellow with 3 users).

DIRECTIONS

From Ayr take the A77 north towards Glasgow. Turn off at the Fenwick/Galston junction and follow the old A77 towards Stewarton, at the roundabout take the first exit onto the B778 and follow to Stewarton town centre. At the crossroads turn right and follow the road on to Old Glasgow Road (B769). After about half a mile turn right into the private road to Stable Cottage.

POST CODE

KA3 5JP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///evoke.provider.proven

SOLICITORS

Strefford and Tulips, Hamilton, 118A Cadzow Street, Hamilton, South Lanarkshire ML3 6HP

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, KA3 7BU.
Tel: 01563 576000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

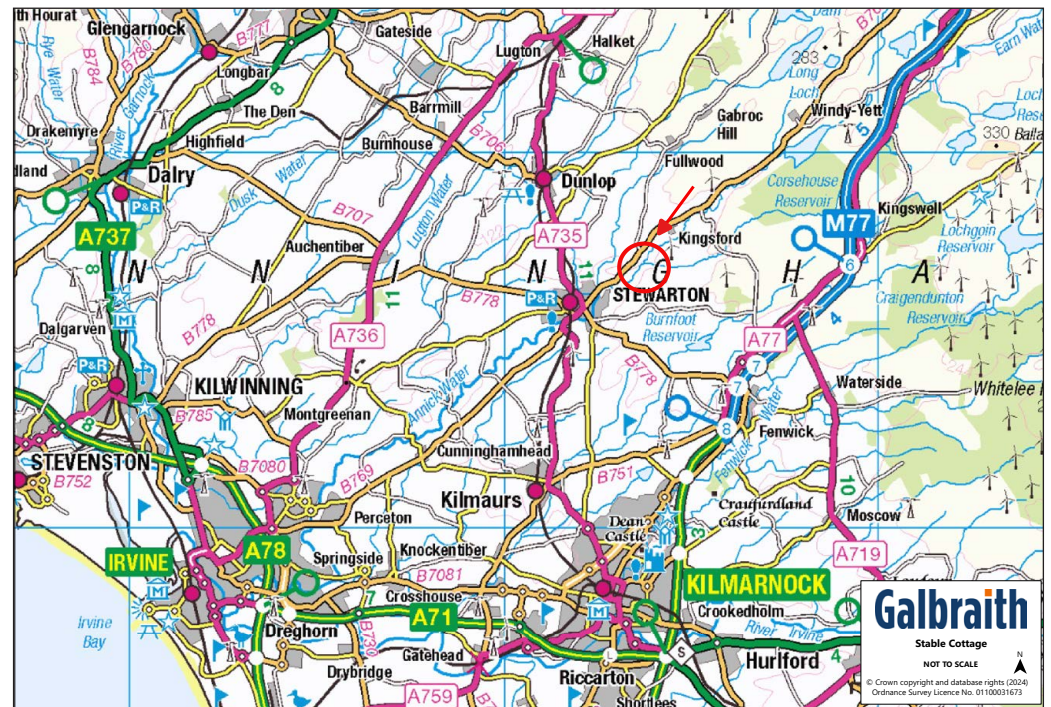
VIEWINGS

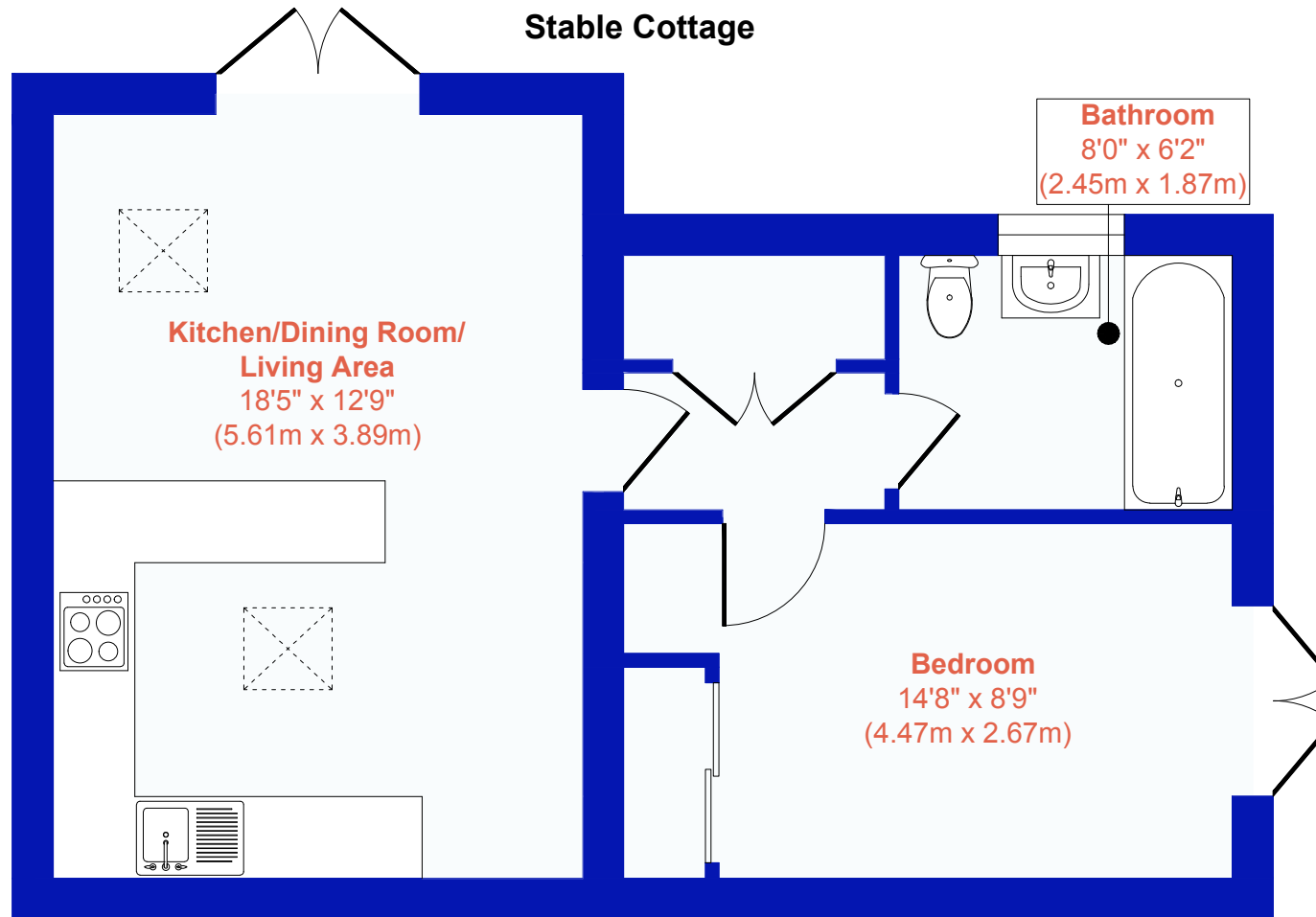
Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) 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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. 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.





Floor Plan

Approx. Gross Internal Floor Area 469 sq. ft / 43.64 sq. m

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in January 2024.



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