

DUNREE FARM COTTAGE
DALRYMPLE, AYR, SOUTH AYRSHIRE





Living Room

DUNREE FARM COTTAGE DALRYMPLE, AYR SOUTH AYRSHIRE

A delightful stone built cottage in a quiet rural location.

Dalrymple 1.5 miles ■ Ayr 7 miles ■ Glasgow 50 miles

Offers Over £215,000

- Reception Room. 2 Bedrooms. Bathroom. Kitchen.
- Double garage/workshop.
- Beautiful views.
- Potential to extend (subject to consents).



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket



Kitchen/Dining Area



Entrance Hall

SITUATION

Dunree Farm Cottage is privately situated within a charming courtyard setting, surrounded by scenic countryside on the outskirts of the popular village of Dalrymple. The village has a local convenience store, well-regarded restaurant (The Kirkton Inn), bowling club and primary school. The market town of Ayr has a wider selection of shops, restaurants, leisure and sporting facilities. There is a main line railway station in Ayr with regular services to Glasgow and beyond. Prestwick Airport with international flights is 13 miles distant.

Ayrshire is renowned for its range of outdoor pursuits. There are a number of world renowned golf courses including Royal Troon, Prestwick and Turnberry. The racecourse at Ayr is host to the Scottish Grand National and there are excellent yachting facilities available at the marinas in Ardrossan, Troon and Largs. There are several interesting walks in the area including the Maxwellston Hill Walk at Daillly with some steep walking and the picturesque village of Straiton (8.5 miles) has some peaceful waymarked trails. Alloway (5 miles) is famous as the birthplace of Robert Burns.

DESCRIPTION

Dunree Farm Cottage was converted from two farm workers cottages into this most appealing country cottage built of stone under a slate roof. The accommodation comprises a welcoming reception hall with storage and parquet flooring. The living room has dual aspect windows with deep window sills, a gas fire and wonderful views over the surrounding countryside. The bathroom has a corner bath with shower over, wash hand basin, w.c and electric mirror. The dining kitchen is fitted with a range of floor and wall mounted units, breakfast bar with wine rack, electric ceramic hob, 2 gas rings and deep fat fryer with extractor fan. The fridge, freezer and double oven are integrated and there is a free-standing washing machine and tumble drier. There are two double bedrooms one benefitting from dual aspect windows whilst the other has a built in wardrobe.



ACCOMMODATION

Ground Floor: Living Room, Dining Kitchen, Bathroom, 2 Bedrooms.

GARDEN (AND GROUNDS)

An easily maintained and enclosed garden surrounds the cottage. It is well stocked with a variety of plants and shrubs and is bounded at the front by a dry stone dyke wall and new wooden fencing and wire fencing to the rear.

The adjoining double garage/workshop (with one electric door and one up-and-over door) has storage above and offers excellent potential to either further extend the cottage (subject to necessary planning consents) or run a small business. Electricity and water are available.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Tenure	Broadband	Council Tax	EPC
Mains	Mains	Private - Septic tank	Oil and bottled for gas fire and hob.	Freehold	Fibre	Band D	F35

ACCESS

There is a right of access over the road to Dunree Farm Cottage and over the monoblocked driveway.

PLANNING

Please note there is planning permission for the building adjoining the garages and derelict buildings in the courtyard. Please see South Ayrshire Planning Ref No: 23/00454/APP for more details.

DIRECTIONS

From Ayr take the A77 south towards Maybole, turn left onto the B7034 signed for Dalrymple. On entering Dalrymple at the T junction, turn right onto the B742. Dunree Farm Cottage is on the left hand side of the road after about one mile.

POST CODE

KA6 6BA

WHAT3WORDS

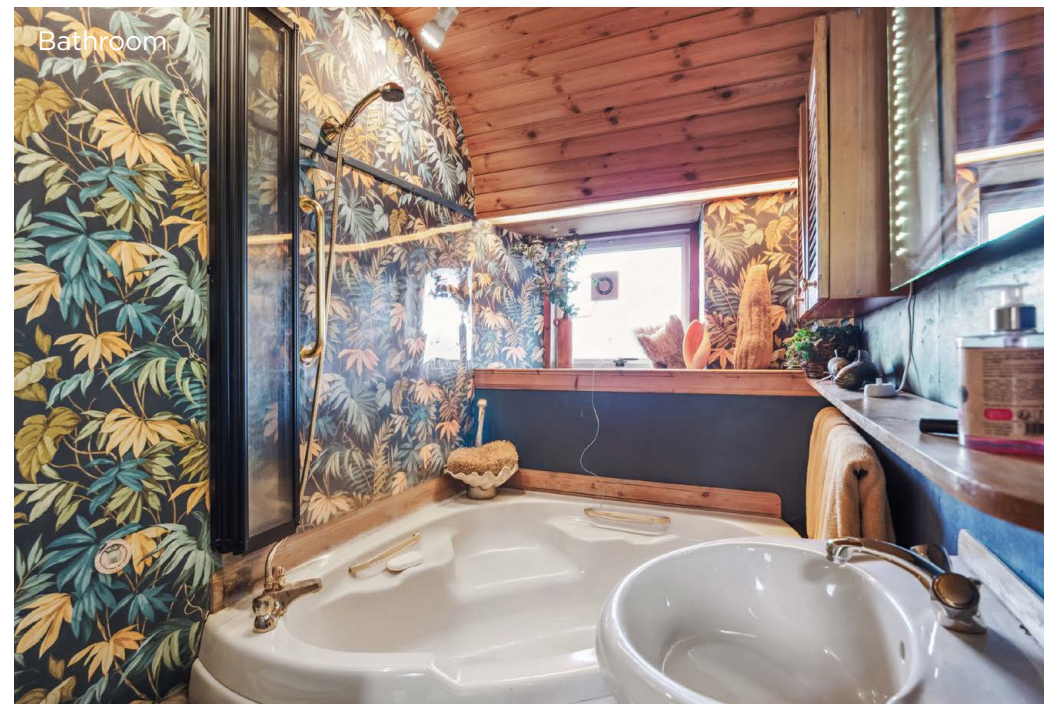
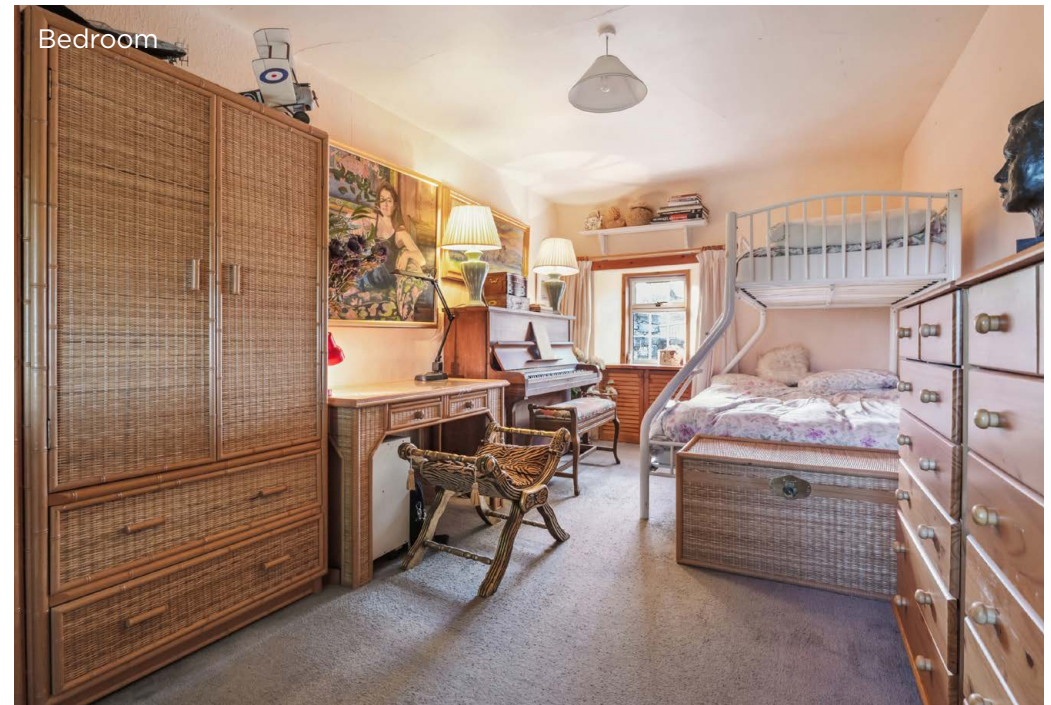
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///hunches.bordering.status

SOLICITORS

MML Law
Meadow Place Buildings
Dundee
Angus
DD1 1EJ

LOCAL AUTHORITY

South Ayrshire Council
County Buildings
Wellington Square
Ayr
KA7 1DR





Dunree Farm Cottage



Floor Plan

Approx. Gross Internal Floor Area 940 sq. ft / 87.00 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 November 2023.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

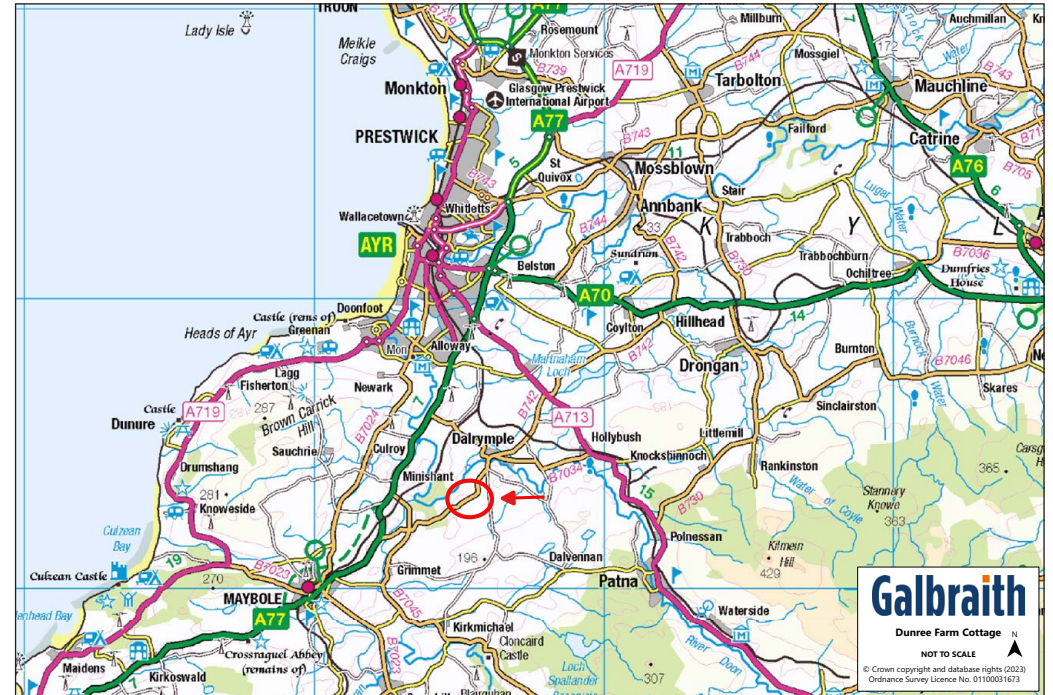
VIEWINGS

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.





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE