



CORNER COTTAGE

KINGSFORD, STEWARTON, KILMARNOCK, EAST AYRSHIRE



CORNER COTTAGE, KINGSFORD, STEWARTON, KILMARNOCK, EAST AYRSHIRE.

A picturesque semi-detached cottage in a fine rural situation.

Stewarton 2.3 miles ■ Glasgow 16.5 miles
Glasgow Airport 21 miles

Offers Over £215,000

- 2 reception rooms. 2 bedrooms
- Large private gardens.
- Summer house, greenhouse.
- Accessible location to Glasgow.

Galbraith

Ayr
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ayr@galbraithgroup.com

 **OnTheMarket**





SITUATION

Corner Cottage is situated just a short distance from the popular market town of Stewarton, East Ayrshire. Primary and secondary schooling are available in Stewarton along with a good range of services including a doctors surgery, two supermarkets, independent shops and cafes, a sports centre and railway station with regular connection to Glasgow. The pretty conservation village of Dunlop is 4.9 miles distant which also has a railway station. The towns of Ayr and Kilmarnock offer a wide range of amenities including excellent shopping, restaurants, cinemas and sports facilities. It is well placed for easy access to Ayr and Glasgow by the M77. Glasgow city centre is easily accessible. Glasgow Prestwick Airport is about 18 miles away with regular scheduled international flights and Glasgow International Airport is about 21 miles.

Ayrshire is renowned for its many golf courses including the world famous facilities at Turnberry (36 miles), Royal Troon (19 miles) and Prestwick (19 miles). There is a popular racecourse in Ayr and excellent yachting facilities at the marinas in Troon, Ardrossan and Largs. The area offers excellent equestrian facilities including the Morris Equestrian Centre (6 miles).



DESCRIPTION

Corner Cottage is a delightful one and a half storey rural cottage built of stone with a white painted finish under a slate roof. It benefits from oil fired central heating.

The accommodation comprises a welcoming front entrance hall, the cosy living room has beamed ceiling with a brick fireplace with electric fire. The kitchen/dining with beamed ceiling, has fitted floor units with integrated electric oven and hob, one and a half bowl sink and plumbing for washing machine, fridge freezer. The garden room has patio sliding doors opening out to the lovely gardens. The bathroom has a step-inset bath, with separate shower cubicle, w.c. and wash hand basin. On the first floor, there are two bedrooms with coombed ceiling and a useful store cupboard.

ACCOMMODATION

Ground Floor: Living Room, Kitchen, Garden Room, Bathroom.

First Floor: 2 Bedrooms.

GARDEN (AND GROUNDS)

There is a large garden at the rear of the property, mainly lawn with a patio area and a variety of mature trees including beech, monkey puzzle and a lilac tree, the Kingsland burn runs through the garden to the east. The garden is fully enclosed and enjoys views across open countryside. There is a gravelled drive with gate access.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile	Alarm
Mains	Mains	Private drainage to septic tank	Freehold	Oil fired central heating	Band E	F23	Ultrafast Full Fibre Broadband available	Yes	Not been tested

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Stewarton, take the Old Glasgow Road (B769) and at Kingsford, Corner Cottage is the 3rd cottage on the right hand side.

From Glasgow, leave the M77 at junction 4 and at Whitecraigs Rugby club take the B769 to Stewarton. At Kingsford, Corner Cottage is then on the left hand side.

POSTCODE

KA3 5JS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/boost.toasters.vans>

SOLICITORS

Gillespie Gifford and Brown, 135 King Street, Castle Douglas DG7 1NA

LOCAL AUTHORITY

East Ayrshire Council, London Road, Kilmarnock, East Ayrshire, KA3 7BU, Tel: 01563 554400

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.



FAMILY ROOM



BATHROOM

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.

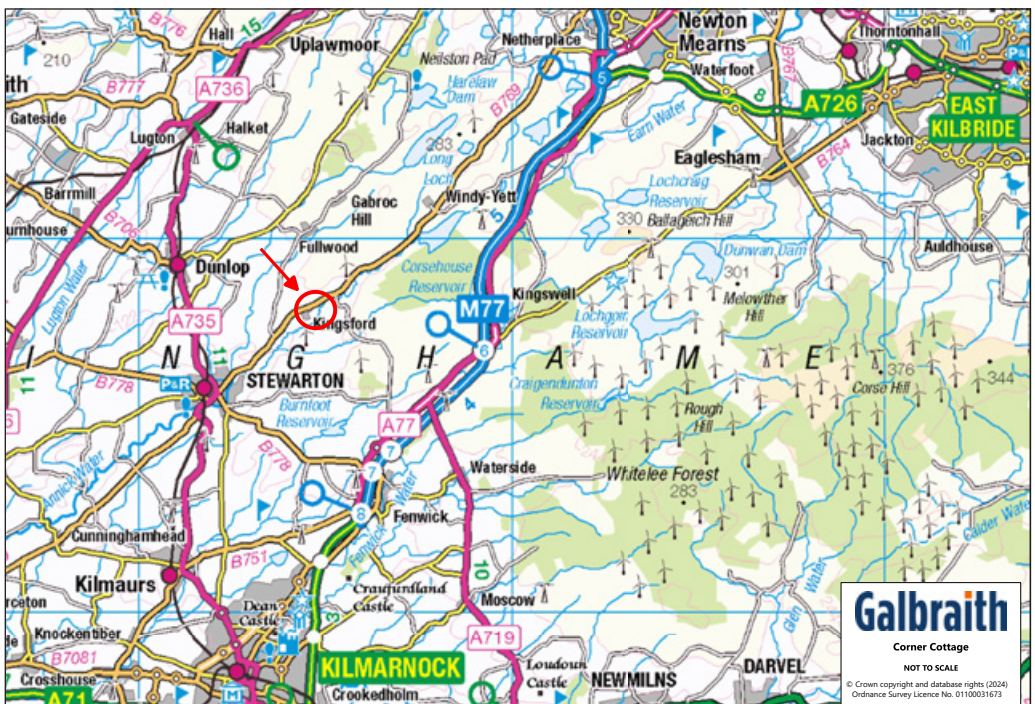
IMPORTANT NOTES

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 May 2024.

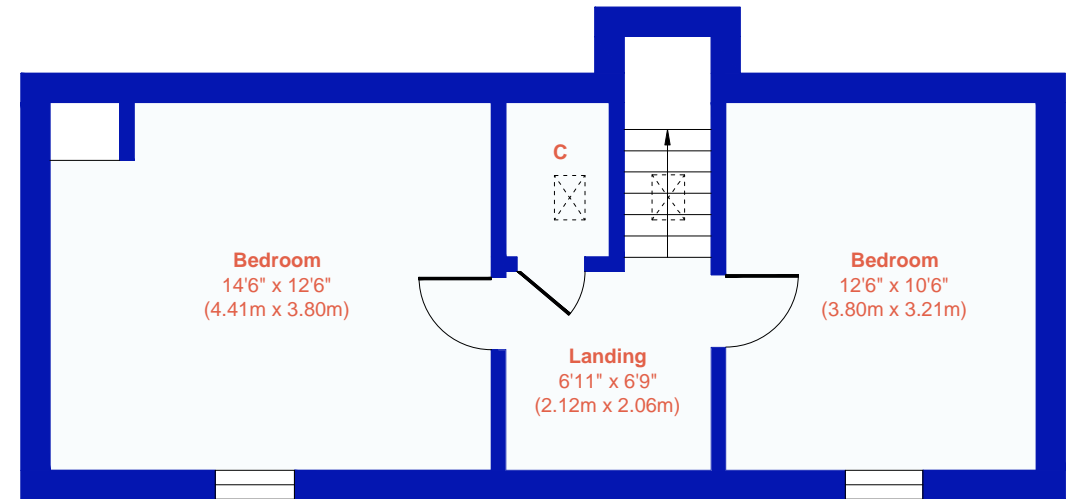
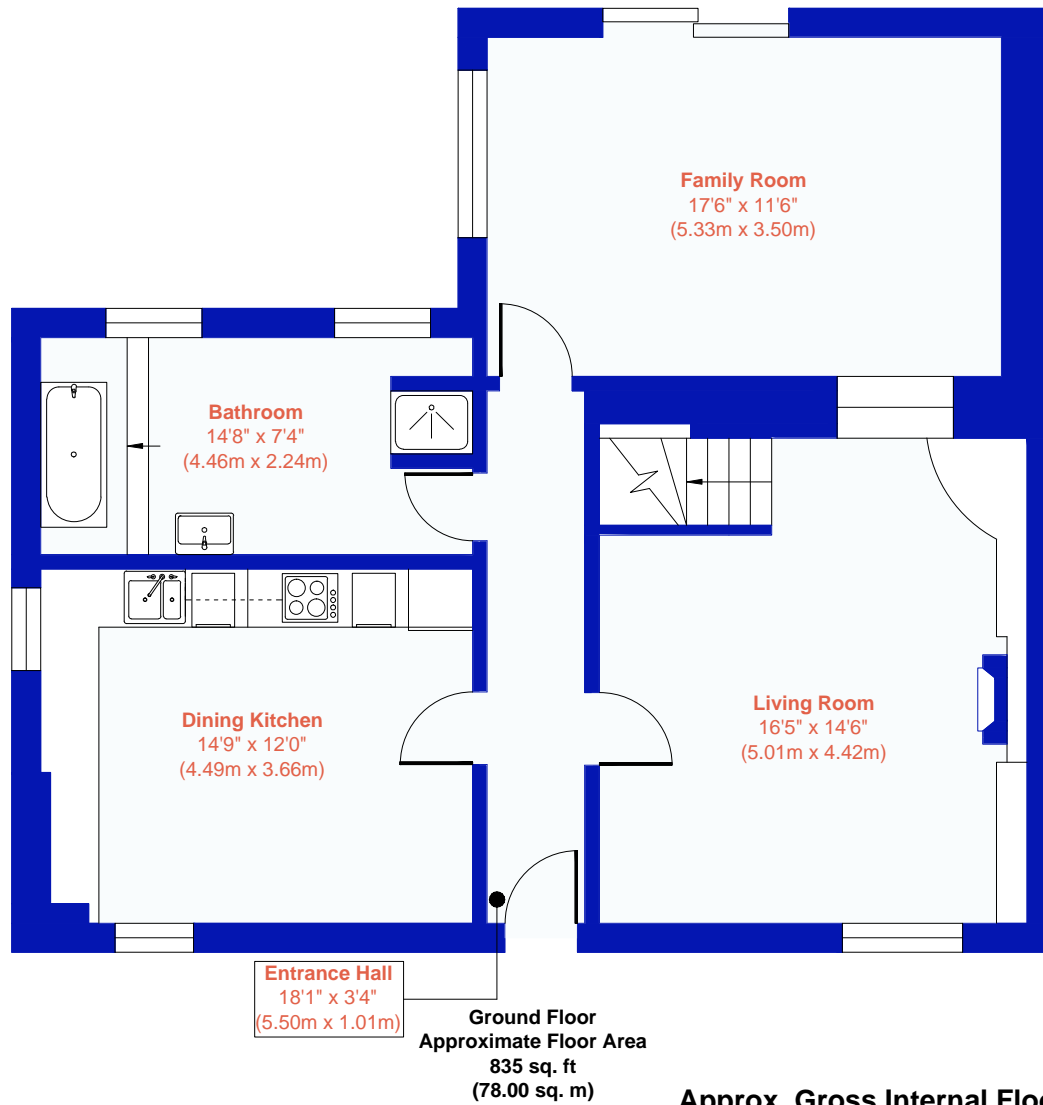


ENTRANCE HALL





Corner Cottage



Approx. Gross Internal Floor Area 1253 sq. ft / 117.00 sq. m

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

Produced by Elements Property



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