

An aerial photograph of a two-story white cottage with a dark roof, situated in a rural landscape. The cottage is surrounded by green fields and a dense line of trees. A paved road curves through the fields, and a gravel driveway leads to the property. In the background, rolling hills and distant wind turbines are visible under a blue sky with scattered clouds.

Galbraith

CARBIESTON COTTAGE

LOW COYLTON, COYLTON, AYR, SOUTH AYRSHIRE



CARBIESTON COTTAGE, LOW COYLTON, COYLTON, AYR, SOUTH AYRSHIRE

An attractive rural cottage with new shed and grazing land situated in an accessible location

Coylton 1 mile ■ Ayr 5 miles ■ Glasgow 39 miles

About 2.85 acres

Offers Over £395,000

- 2 Reception Rooms. 4 Bedrooms. Kitchen. Bathroom. Shower Room
- New shed with power and light.
- Enclosed easily maintained garden.
- Summer house.
- Grazing paddock.



Galbraith

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 **OnTheMarket**

SITUATION

Carbieston Cottage is rurally situated in the outskirts of the popular village of Coylton in South Ayrshire. Coylton has a good range of local shops, a well-regarded primary school and recreational facilities whilst Ayr has a variety of high street shops, supermarkets, cinema and an excellent choice of bars and restaurants. Primary and secondary schooling is available including private schooling at Wellington. Glasgow can be reached via the A/M77. Prestwick Airport is about 10 miles distant with regular international flights. Ayrshire is renowned for its many golf courses including the world-famous facilities at Royal Troon, Prestwick and Turnberry. There is a 12 hole golf course at Roodlea (3 miles away). There are excellent equestrian facilities at Ayr Equitation Centre (4.2 miles) and fine sailing on the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip. Ayrshire has many delightful walks including the River Ayr Way walk which passes through several local towns and villages which each have their own unique network of paths. Dumfries House, a Palladian country house, owned by HRH King Charles (9 miles distant) is set in a 2,000 acre estate with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee shop.

DESCRIPTION

Carbieston Cottage dates back to 1880 with subsequent extensions. It is built over two storeys of stone with an attractive render under a slate roof. It comes complete with a newly installed shed ideal for those with requiring storage space, a workshop or small business. It is further enhanced with a grazing paddock adjacent to the property and would be perfect for equestrian use. The adaptable accommodation comprises, a modern kitchen with dual aspect windows has a range of floor and wall mounted units, breakfast bar, gas hob, integrated microwave and laminate flooring. The bright living room has a wood burning stove set in a stone surround, dual aspect windows and coving while the dining room has an electric stove. There is one bedroom on the ground floor and a shower room with wash hand basin set in a vanity unit. The stairs ascend to three further bedrooms, two of which have built in wardrobes and they share the fully tiled family bathroom complete with separate shower, vanity unit and w.c.

ACCOMMODATION

Ground Floor: Kitchen, Living Room, Dining Room, Bedroom, Shower Room.

First Floor: 3 Bedrooms, Bathroom.

GARDEN (AND GROUNDS)

There is a long tarmacadam drive with plentiful parking from the entrance to the shed. The garden is easily maintained with an area of lawn and some attractive trees and conifers, a raised area complete with a fabulous summer house complete with power and light and sliding doors and hot tub ideal for enjoying the lovely country views.

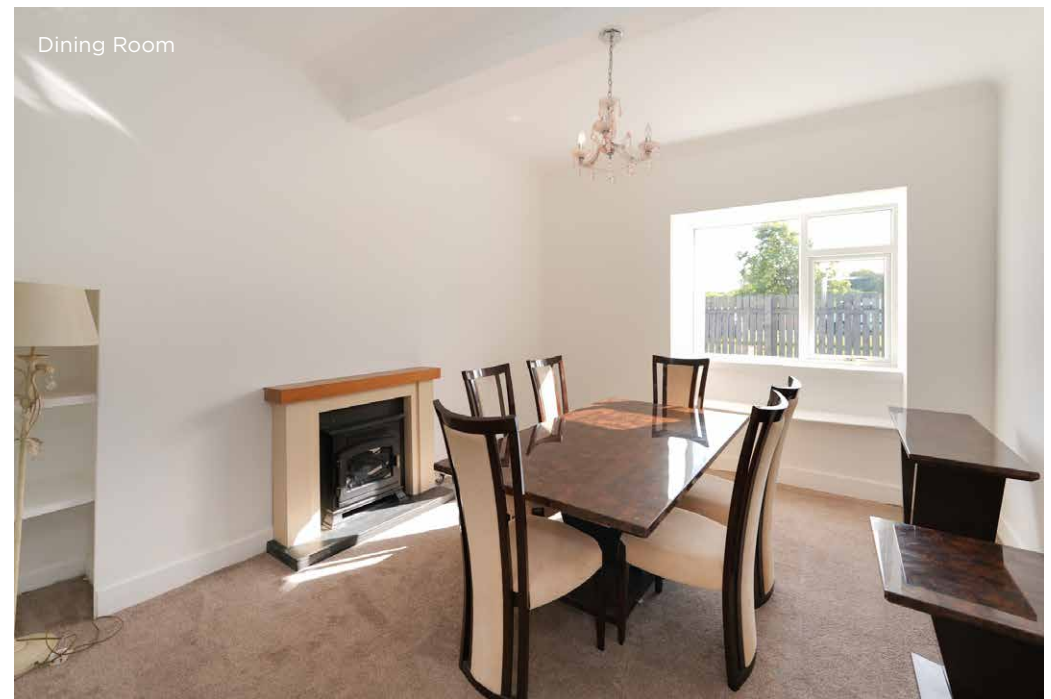
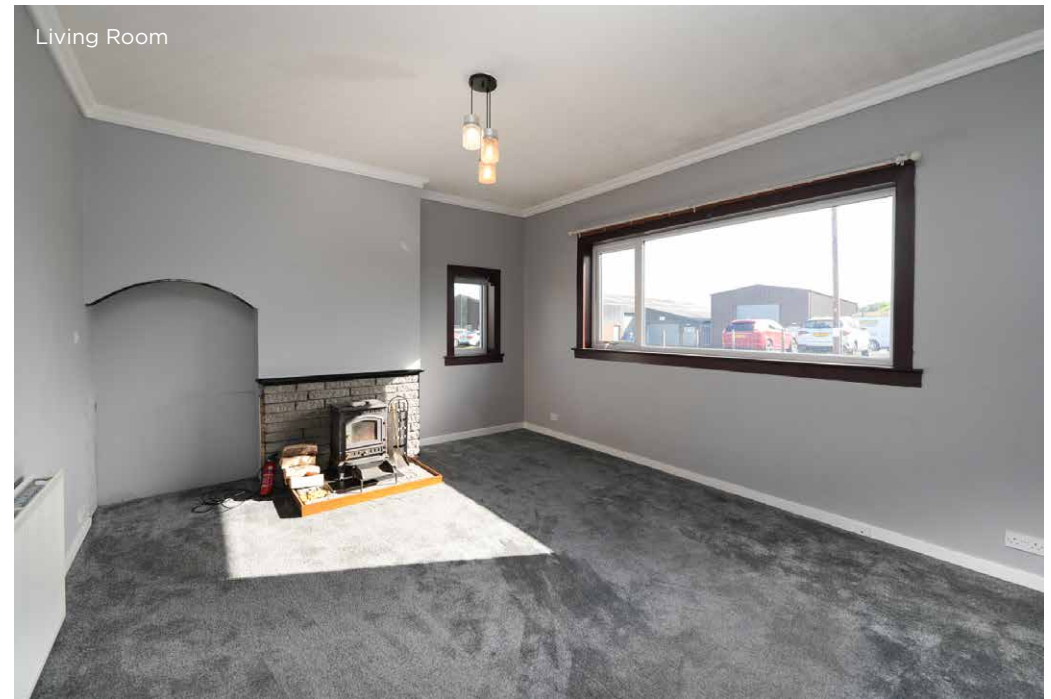
Land

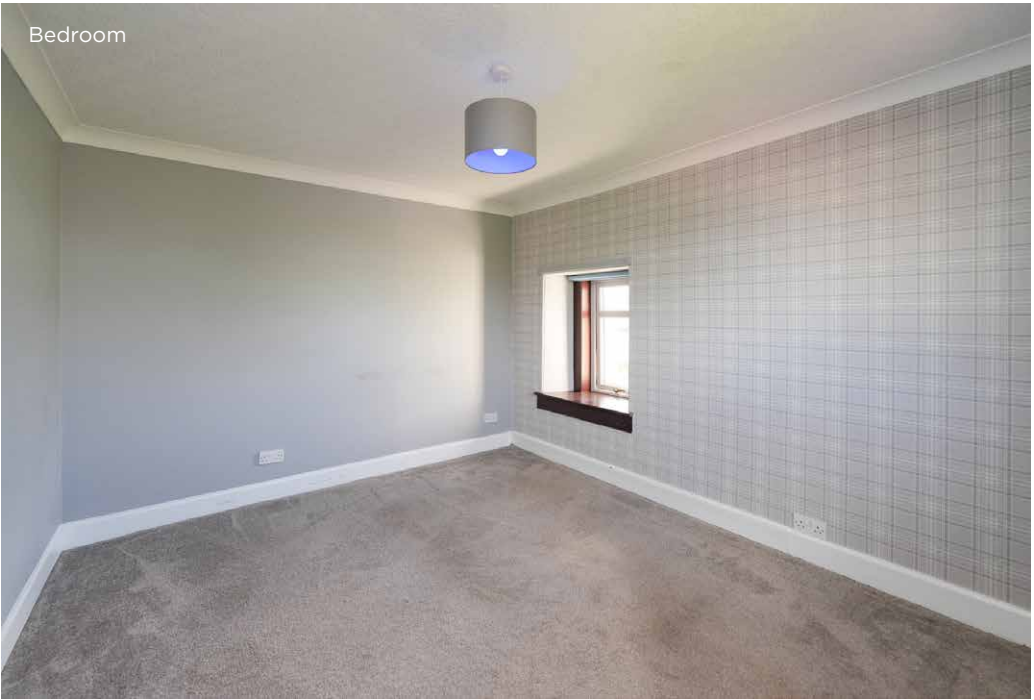
There is a fenced grazing paddock of 2.74 acres with a mains water supply.

BUILDINGS

Shed (About 15.24m x 4.8m)

Box profile walls and roof. Power and light. Concrete floor. Roller door.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private - Septic tank	Freehold	Gas	Band D	D66	Fibre to the property is available	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is no record of flooding at the property.

DIRECTIONS

From Ayr, take the A70 east to Coylton. Proceed past the shops and through the traffic lights and turn right onto the B742 for Dalrymple and Low Coylton. Follow the road for about 900 m, Carbieston Cottage is on the right hand side of the road.

POST CODE

KA6 6LE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///sulked.served.yesterday](https://www.what3words.com/sulked.served.yesterday)

SOLICITORS

Morison & Smith, 16 Anderson Street, Airdrie, ML6 0AA

LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

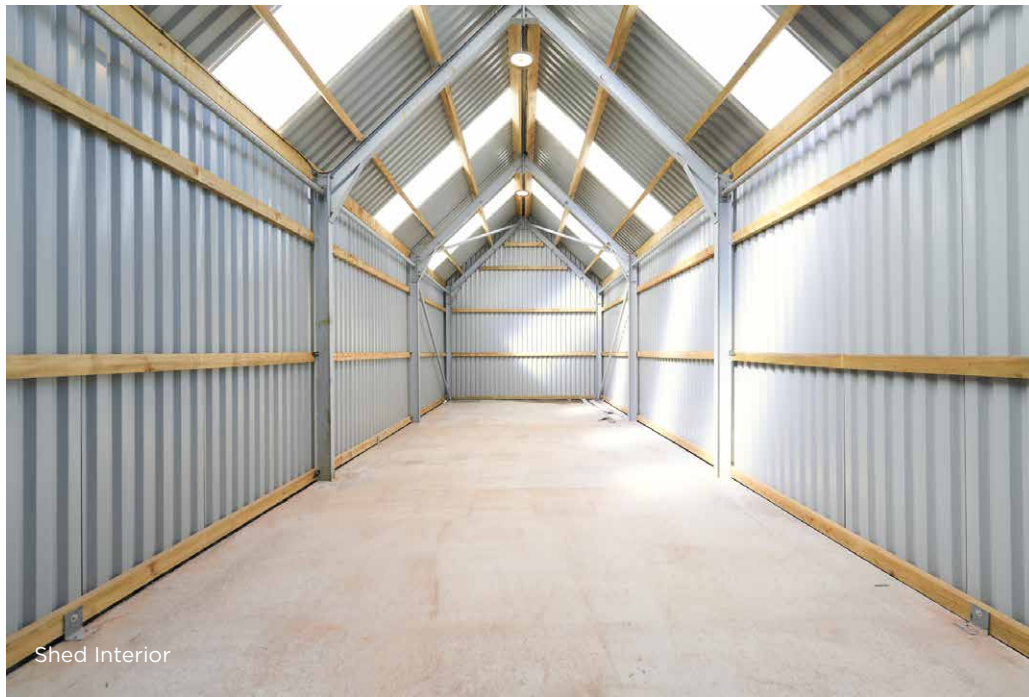
VIEWINGS

Strictly by appointment with the Selling Agents.

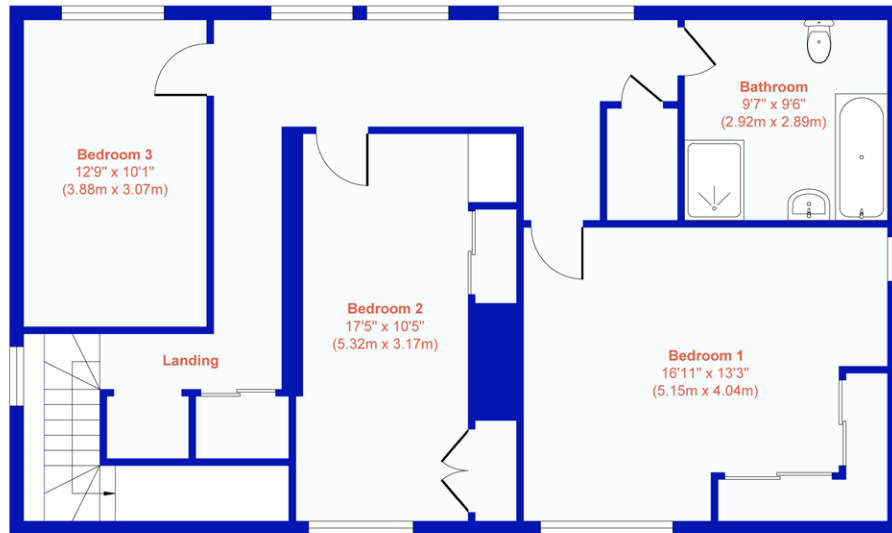
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

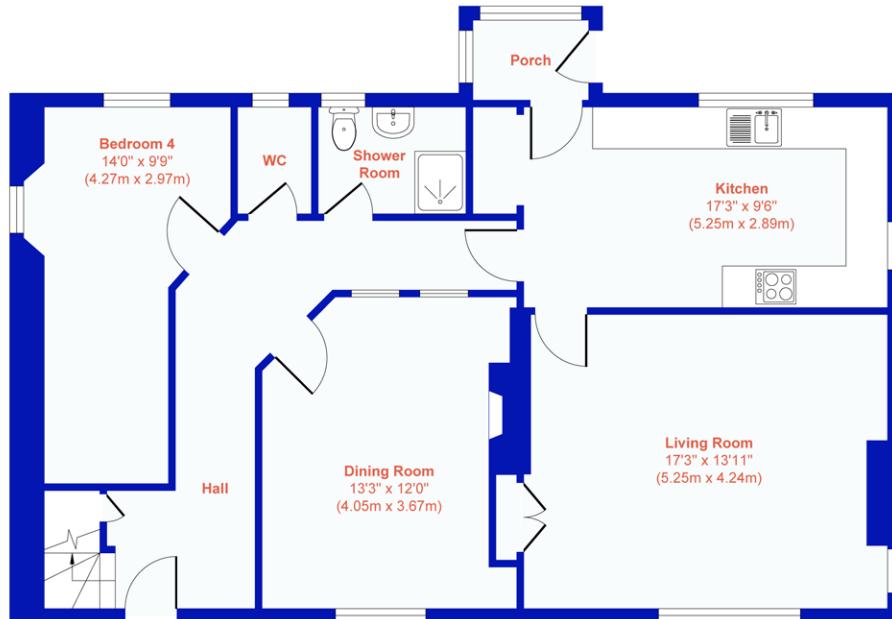
Failure to provide required identification may result in an offer not being considered.



Carbieston Cottage



First Floor
Approximate Floor Area
967 sq. ft
(89.87 sq. m)



Ground Floor
Approximate Floor Area
970 sq. ft
(90.12 sq. m)

Approx. Gross Internal Floor Area 1937 sq. ft / 179.99 sq. m

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

Produced by Elements Property

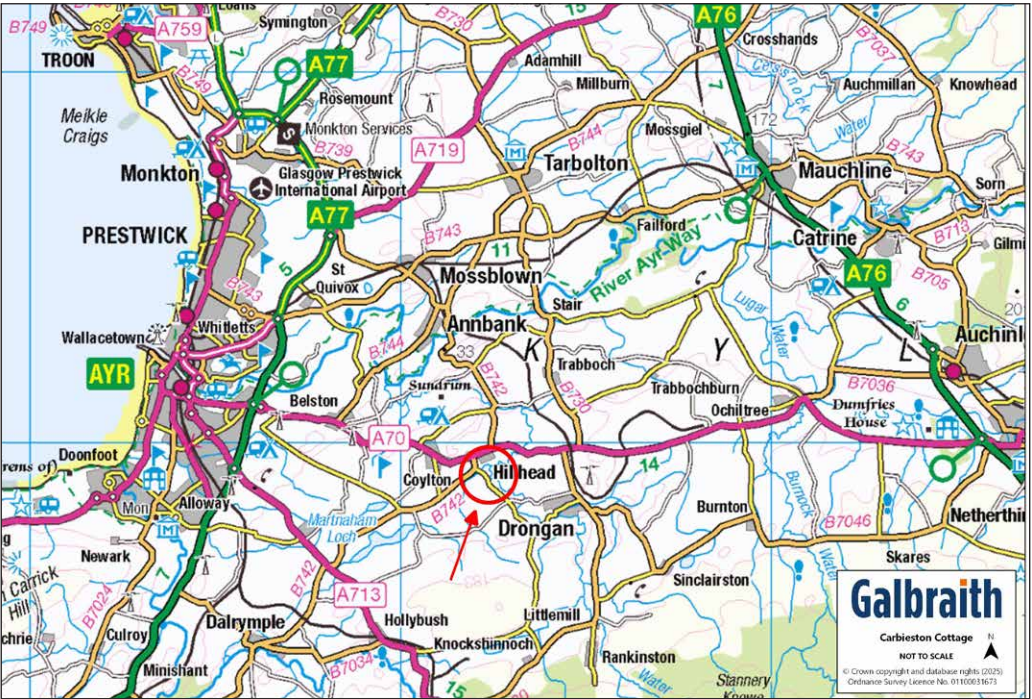


HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the 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 May 2025.





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