



8 Rowantree Street, Colmonell

We are delighted to offer to the market 8 Rowantree Street, Colmonell. This outstanding two bedroom mid terrace cottage is located in the picturesque village of Colmonell. The property is presented to the market in walk-in condition and can be found with a good-sized plot providing a degree of privacy with mature garden grounds. The property layout is flexible and adaptable to suit many buyer types with modern fixtures. Viewings highly recommended.



On entering the property you will find a large entrance hallway providing access to the ground floor apartments and stairs to the first floor. To the left of the hallway you will find a front facing living room with feature fire place with ornamental stove. Opposite the living room you will find an open plan dining kitchen. To the front of the room, is the dining area with feature fire fireplace and views to the front of the property. To the rear of the room you will find the modern kitchen The modern kitchen in more detail consists of floor and wall mounted units, matching worktops, sink, hob, fan oven, extractor unit, and space for white goods. Completing the accommodation on the ground floor is a fabulous shower room located off hall. The shower room consists of shower enclosure, wc, and sink.

Stairs from the ground floor lead to the first floor. On the upper floor you will find two double bedrooms and two storage cupboards off. Bedroom one is located to the front of the property offering views across Rowantree Street. Bedroom two is the largest of the bedrooms with space for a large free-standing wardrobe. Bedroom two further benefits from having dual aspect windows with the rear window offering views over the lovely rear garden.

The property further benefits from having double glazing and large external outbuilding.

Externally to the rear you will find a large mature enclosed garden with paved patio, mature shrub borders, pond, and flower beds. The rear garden further benefits from having timber shed, the perfect place to relax and enjoy this fabulous garden. The garden to the front is laid with stone chips and mature shrubs.

The property is located in the picturesque village of Colmonell and is set in a tranquil location with wonderful country views. Colmonell has an excellent local primary school as well as local amenities including hotel, village hall, park ,and bowling green. Girvan is approximately 11 miles away with a railway station, supermarket and secondary school.



Below: Living Room



Below: Kitchen

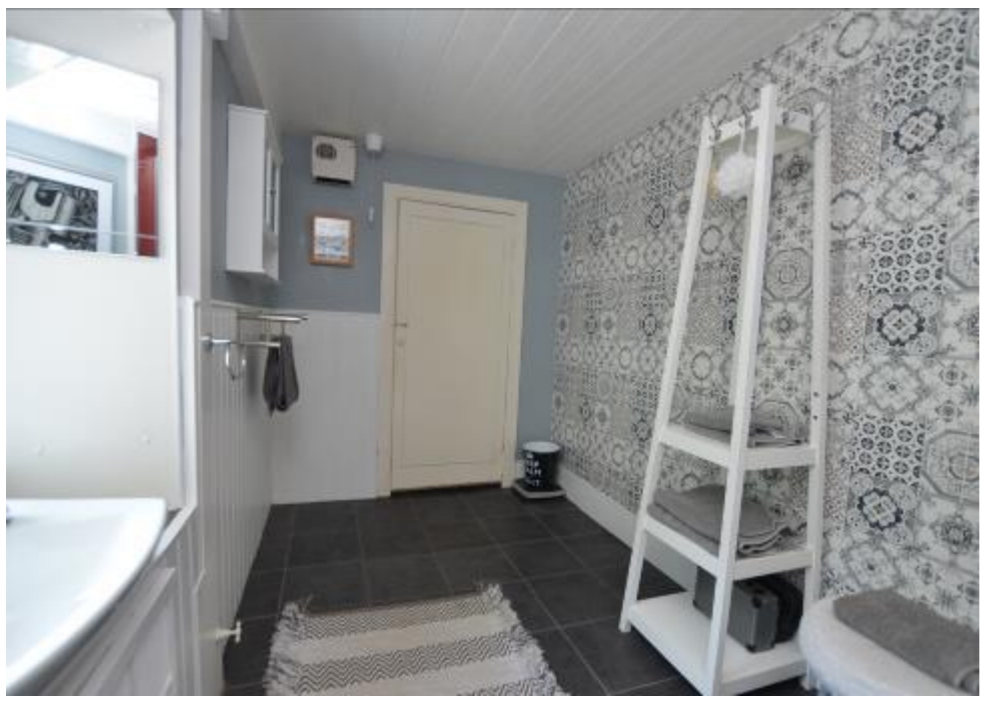


Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3024

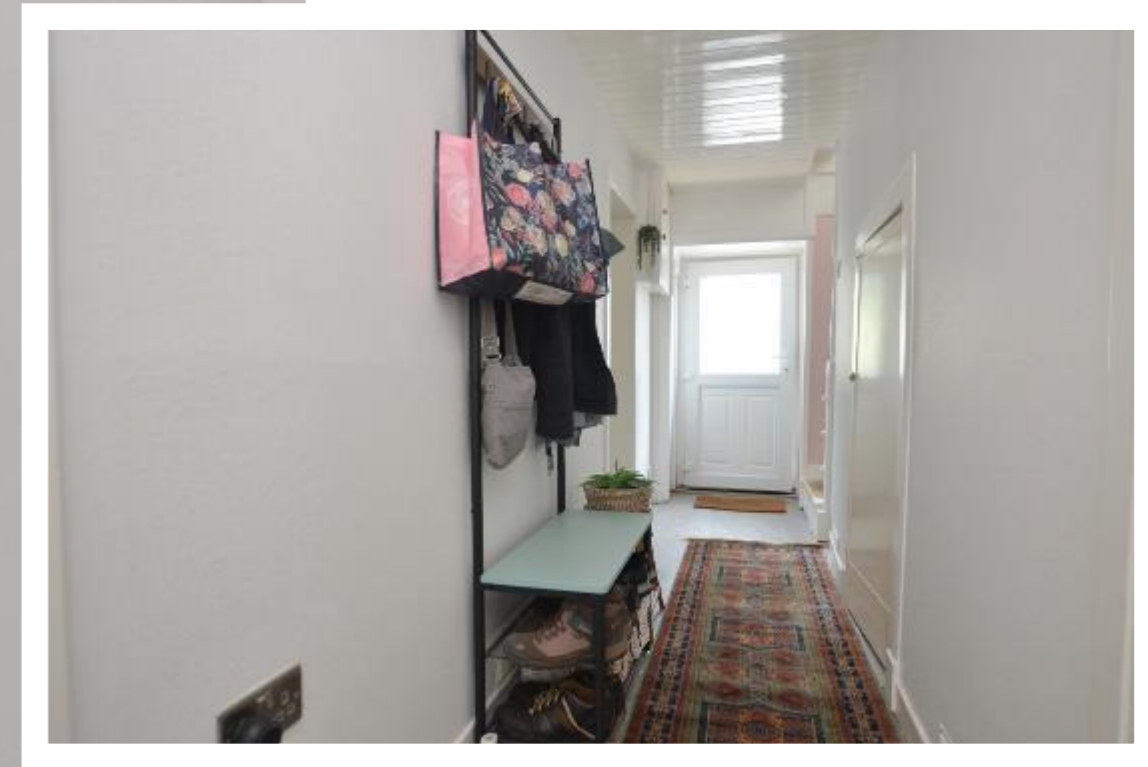
Below: Dining Area



Below: Shower Room



Below: Hallway



Below: Bedroom One



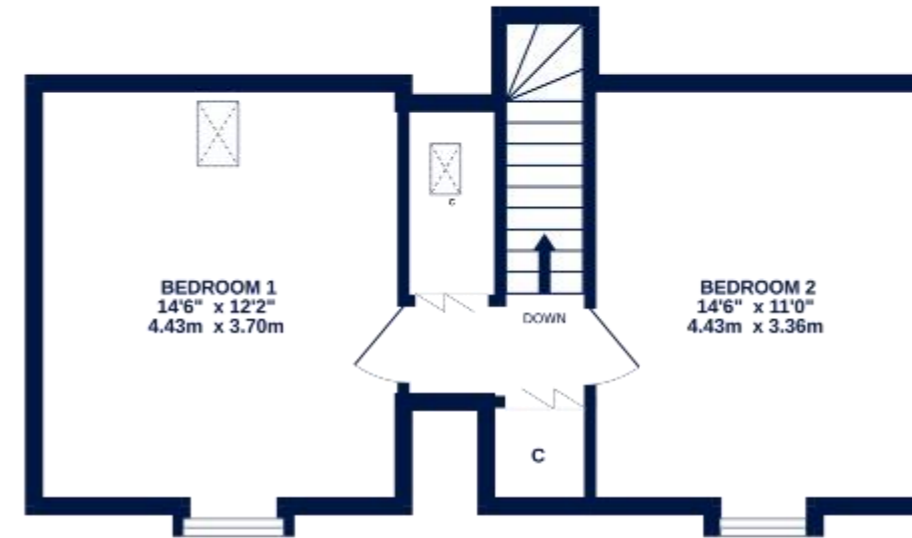
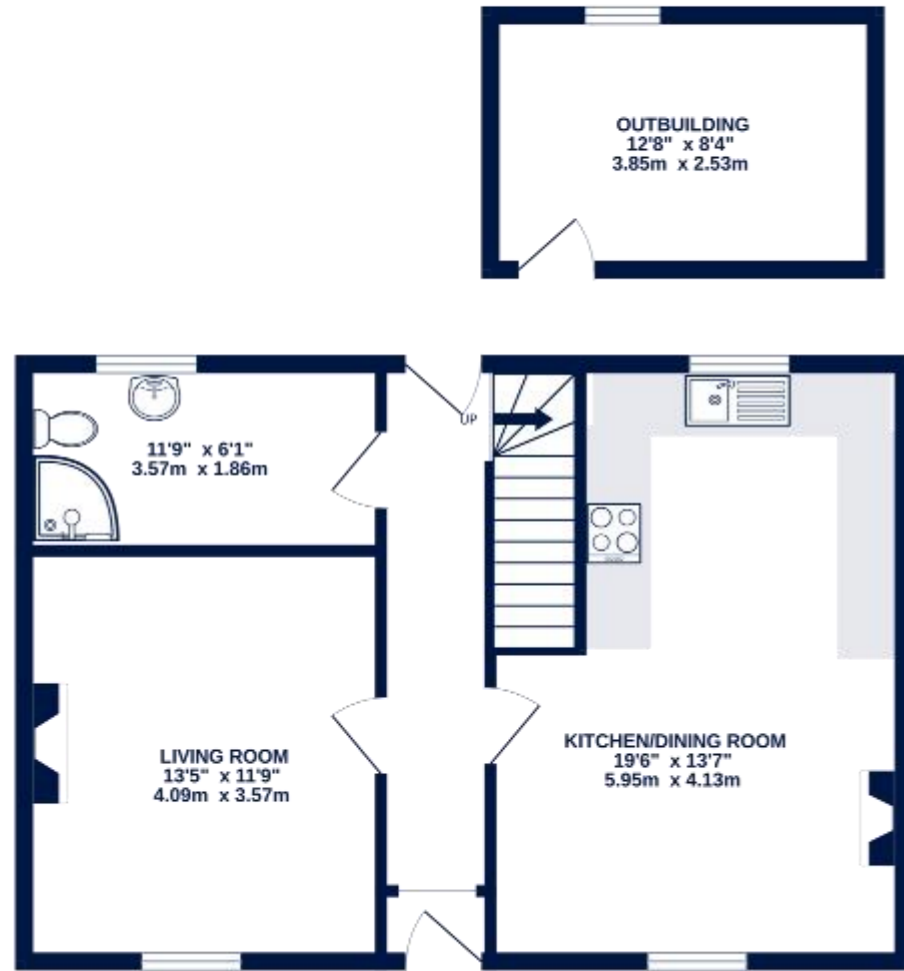
Below: Bedroom Two





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Below: Rear Garden



Below: Rear Garden



GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER:

Council Tax:

The property is band B and the amount of council tax payable for 2023/2024 is £1,520.91.
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd, 31 Dalrymple Street, Girvan, KA26 9EU
Tel: 01465 715065 or Email girvan@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

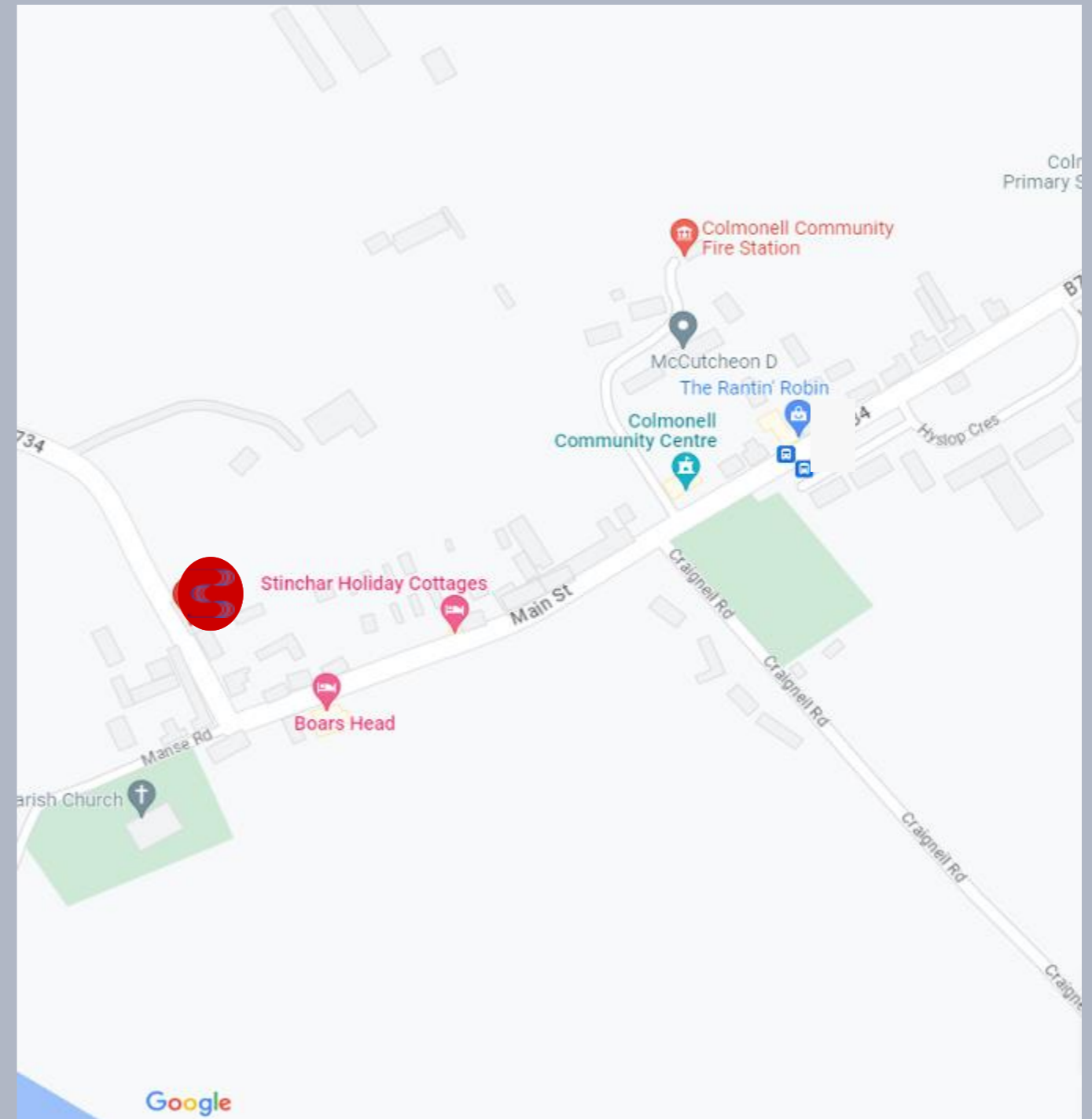
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.



Below: Surrounding Area





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn. Photographs and particulars were taken in July 2023.