



## Riverview | Pinwherry

We are delighted to offer to the market Riverview, a traditional semi detached cottage with detached double garage. This lovely three bedroom cottage enjoys an enviable position with fantastic country outlooks situated in a small settlement of houses known as Poundland, situated 2.5 miles from Pinwherry. The property offers extremely flexible accommodation over two levels, suited to both the family and retiree. Viewing of this fantastic property is highly recommended.



On entering the property, you will find a large open plan living/dining area flooded with natural light from dual aspect windows. The room further benefits from having a multi fuel stove. Adjacent to the living area you will find a modern fitted kitchen with window overlooking the front of the property. The modern kitchen in more detail is fitted with an array of base/wall mounted units with co-ordinating worktops, inset stainless bowl sink, fan oven, ceramic hob and integrated washer dryer. Adjacent to the kitchen you will find a utility room with space for white goods. The utility room has a external door which leads to the rear garden. On the ground floor you will also find a family bathroom. The family bathroom comprises of a w.c, sink and bath with over bath shower. Completing the accommodation on the ground floor is a double bedroom overlooking the rear of the property.

Stairs from the ground floor lead to the first floor landing giving access to two bedrooms and a shower room. Bedroom two is located to the right of the stairs benefiting from double aspect views and two storage cupboards. Bedroom three is the largest double bedroom and is located to left of the landing. The third bedroom further benefits from double aspect windows offering fantastic country views. Completing the accommodation is shower room complete with WC, sink and shower.

A driveway to the right of the property leads to a large double garage which offers parking for several vehicles. The garage benefits from having power, electric Hormann garage door and side entry. To the rear of the property you will find a large, enclosed garden laid to stone chips with a raised decking area, the perfect place to enjoy the summer sunshine. To the front is a small garden laid to stone chips enclosed by a stone wall boundary wall with metal entrance gate.

The cottage is set in a beautiful rural location, with wonderful hill walks taking in stunning views. The village of Colmonell is just 2.5 miles. In the town of Girvan you will find all your major amenities including supermarkets, hospital, leisure facilities and primary, secondary schooling and railway station. The world famous Turnberry course is only a short distance away and South Ayrshire has long been recognised as a golfing mecca. For the commuter the M77 provides excellent access to Glasgow and the Central Belt. Prestwick International Airport has regular international flights.



Below: Lounge/Diner



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01465 715 065  
or  
Email: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
Ref No. : BRU3066

Below: Kitchen



Below: Utility Room



Below: Family Bathroom



Below: Bedroom One



Below: Bedroom Two





Below: Bedroom Three



Below: Shower Room



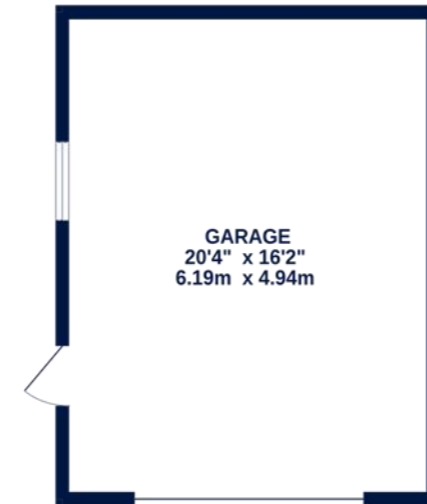
Below: Rear Garden



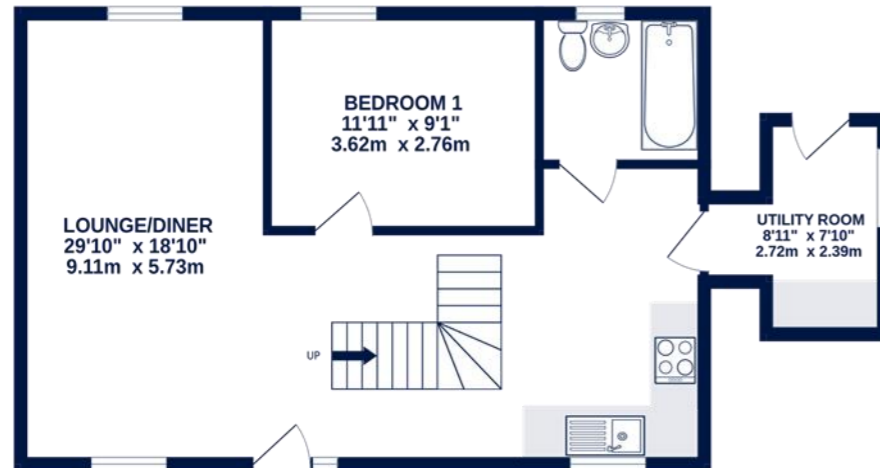
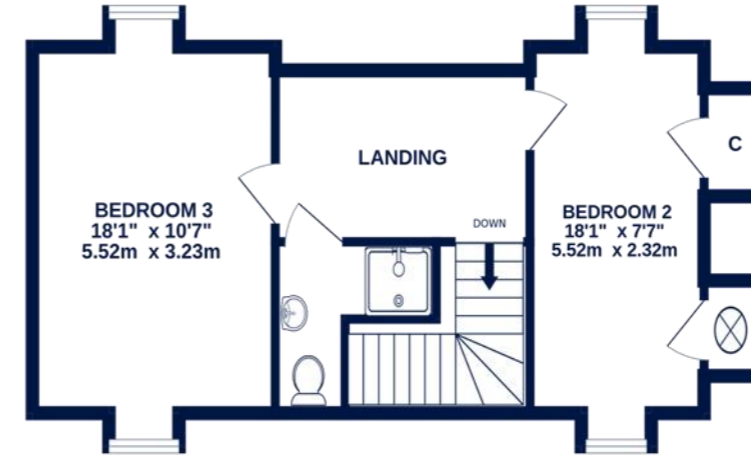
Below: Rear Garden



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: Front of Property



## GENERAL REMARKS

### Services:

The property has mains water, and electricity. Drainage is by septic tank Heating is by a wet electric central heating system. The property windows are double glazed. Note: The services have not been checked by the selling agents.

### EER Rating:

EER: D(64)

### Council Tax:

The property is band C and the amount of council tax payable for 2024/2025 is £1,777.38  
South Ayrshire Council Tel: 0300 123 0900.

### Viewing:

Strictly by appointment with Bruach Property Ltd , 31 Dalrymple Street, Girvan, KA26 9EU  
Tel:01465 715 065 or Email [info@bruachproperty.com](mailto:info@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.

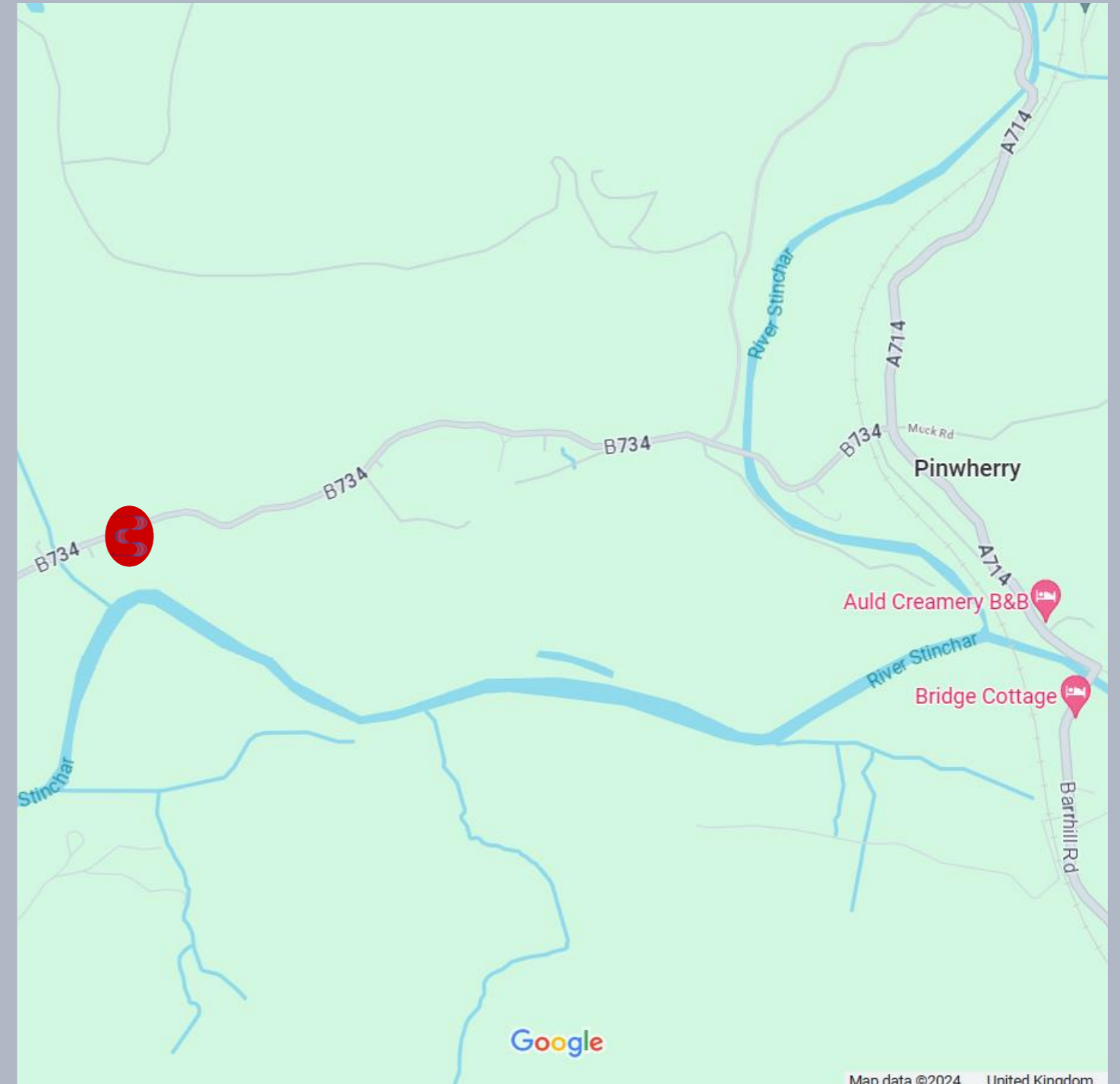
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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.



Map data ©2024 United Kingdom









## I'm interested!

To find out more about the property in the schedule or to arrange a viewing email [info@bruachproperty.com](mailto: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.



[bruachproperty](#)



[bruach.property](#)



[bruachproperty](#)



[bruachproperty](#)

### GIRVAN

**31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU**

**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01655 331 616 | F: 01465 238002**

### TROON

**1 Templehill | Troon | South Ayrshire | KA10 6BQ**

**E: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
T: 01292 690940 | F: 01292 737 570**

#### 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 are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in April 2024.