



Boghall Cottage, Ayr, East Ayrshire, KA6 6ET



This appealing traditional end terraced cottage enjoys an attractive rural setting but is also convenient for Ayr town centre (4 miles) and bus stop with regular service is located at the end of the road. This attractive property is further enhanced by the generous; landscaped gardens with mature planting, extensive lawn area and surrounded by open country views. The subject requires a degree of modernisation but offers a rare opportunity to improve or extend subject to planning. The accommodation comprises: Entrance vestibule with access to the spacious front facing lounge with feature multi fuel stove with hearth. Off the central hall is the fitted kitchen with appliances and rear door allowing access to the gardens. The stairway from the kitchen leads to a floored attic conversion which doubles as a home office/storage space. There are 2 good sized double bedrooms to the front and rear plus the attractive 3 piece family bathroom. Further benefits include: Double glazing, solid fuel heating system, generous landscaped gardens and garage.

Boghall Cottage is an idyllic row of 3 cottages located four miles from Ayr town centre which offers a wide range of amenities including excellent supermarket and retail shopping, transport and recreational facilities. For the commuter the M77 links to Kilmarnock, Glasgow and surrounding districts.

EER Band E





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Travel Directions

From Ayr proceed out of the town on the Dalmellington Road and at the roundabout continue onto the A713 signposted for Dalmellington and Castle Douglas. Pass Ayr Hospital on the right and continue along the A713. Shortly after the signpost for Dalrymple turn left onto the B742. The cottage can be found on your right hand side.



Vendors: Clients of Countrywide
Viewing: By appointment through Countrywide
Office contact: Dawn Anderson
Reference: AYR160114



ACCOMMODATION

LOUNGE - 14'8" x 16'6" (4.47m x 5.03m)

KITCHEN - 13' x 10'3" (3.96m x 3.12m)

DINING/BEDROOM - 12'9" x 9' (3.89m x 2.74m)

BATHROOM - 8'6" x 5'10" (2.6m x 1.78m)

BEDROOM - 16'9" x 8'3" (5.1m x 2.51m)

To view contact:

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