

FOR SALE



Boundary Cottage
Offers Over £315,000


MARTIN & CO

Boundary Cottage

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- Highly Sought After Location
- Rarely Available
- Master Bedroom En-Suite
- Gas Central Heating
- Double Glazing

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The enviable position is just a stone's throw from the historic Brig O'Doon, the renowned Brig O'Doon House Hotel, and other local amenities including the Burns Cottage and Robert Burns Birthplace Museum.

Upon entering the accommodation, you are greeted with a welcoming reception hallway giving access to all rooms. The formal lounge features a vaulted ceiling, a feature fireplace, and patio doors. There is a fully fitted kitchen, a utility room, and two double bedrooms with fitted wardrobes. The master bedroom comes complete with an en-suite



shower room . Completing the accommodation is a four-piece shower room.

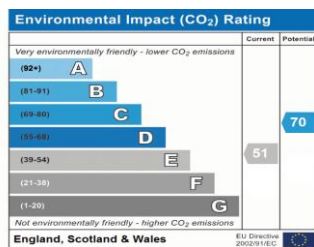
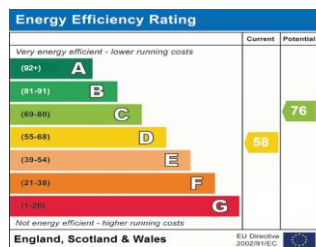
Externally, the property boasts a large private Tegula-blocked driveway along with a well-maintained, mature enclosed garden. Further benefits include gas central heating, double glazing, and a floored and lined attic for additional storage.

Early viewing is advised to fully appreciate this special home and its prestigious setting, as well as the significant potential on offer to create a phenomenal residence on the edge of the historic village of Alloway.

The picturesque village of Alloway, the birthplace of Robert Burns, offers an excellent range of amenities including a post office and general store, pharmacy, doctor's surgery, village hall, and a coffee shop.

Nearby recreational facilities include the Wellington Doonside Playing Fields, Alloway Primary School, Ayr Rugby Football Club, and Cambusdoon Cricket & Football Club.

Ayr town centre is around three miles away and provides a more comprehensive range of amenities including supermarkets, retail shopping, transport, and recreational facilities. For commuters, there is ease of access to the A77/M77 linking to Glasgow and surrounding areas. Early viewing is highly recommended, register your interest with Martin&Co Ayr.



in accordance with estate agents act, we are required to draw your attention to a potential conflict as a staff member owns this property

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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