



# 1 Sandyford Farm Cottages

Sandyford, Monkton, KA9 2SP

In Excess of **£185,000**



# 1 Sandyford Farm Cottages

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Charming 3-bed cottage in serene rural location near Monkton. Spacious interiors, scenic views, and convenient access to amenities make it an ideal country home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Entrance Vestibule
- Hall
- Lounge
- Spacious Kitchen
- Three double Bedrooms
- Bathroom (bath with shower over)
- Double glazing & Oil central heating
- Driveway plus front & rear Garden
- Brick built store (requires upgrading)
- Outstanding rural location with great commuter links

























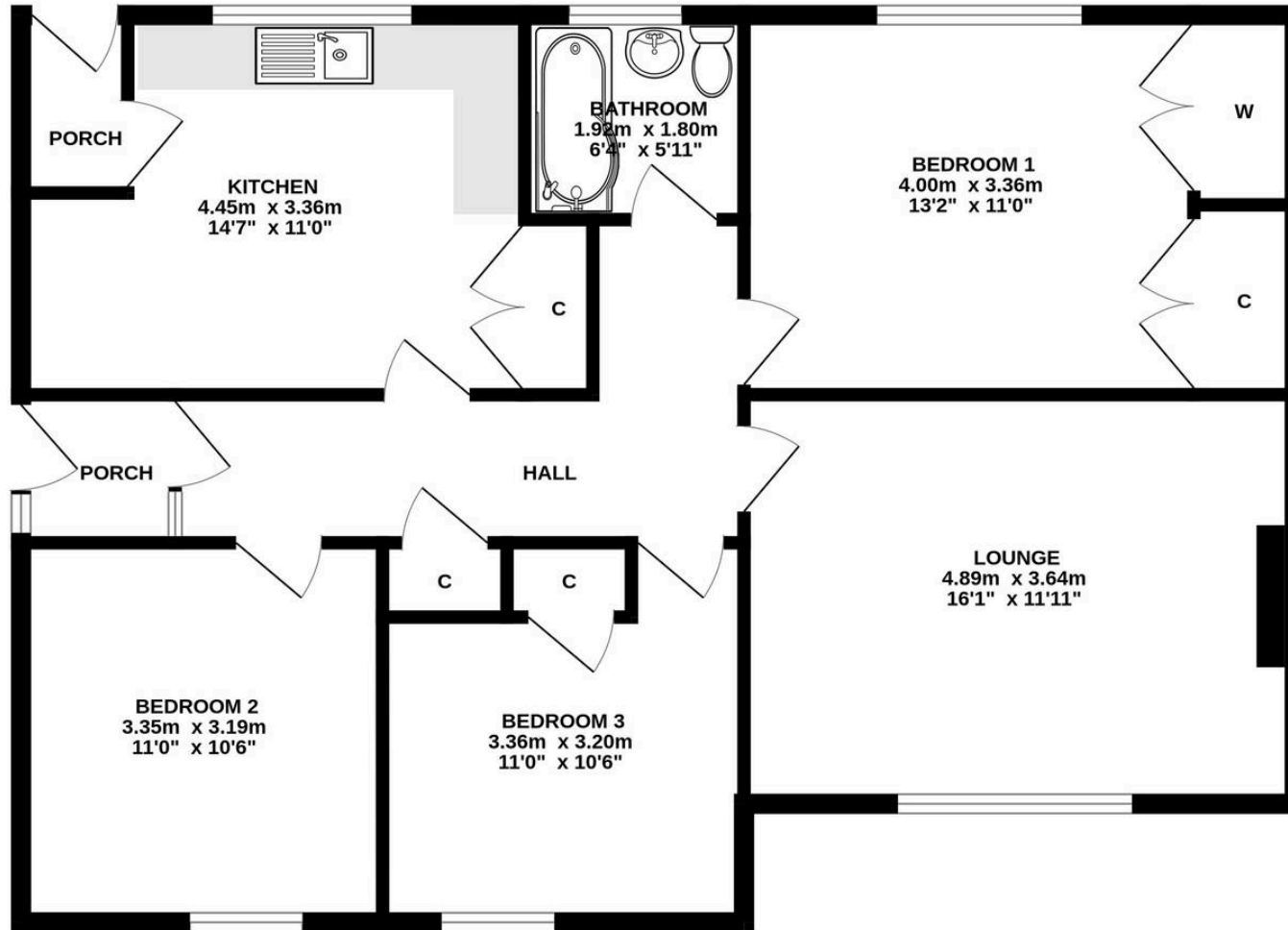








# GROUND FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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## Donald Ross Residential Ayr

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