



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Buchanan Cottage

TROCHRAGUE, GIRVAN, SOUTH AYRSHIRE, KA26 9QA

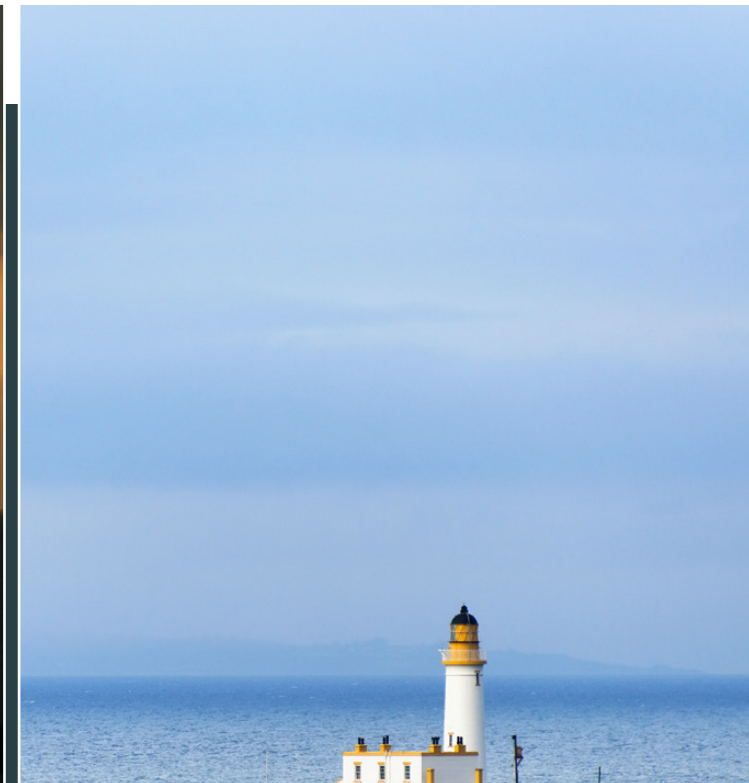
The Location

TROCHRAGUE, GIRVAN,
SOUTH AYRSHIRE, KA26 9QA

'Buchanan Cottage' is pleasantly positioned in Trochrague, a peaceful setting with a pleasant outlook. The coastal town of Girvan lies approximately three miles to the south and offers a range of amenities which include nursery, primary and secondary schooling; community hospital; a town centre with both independent and multiple retailers; ASDA supermarket; attractive seafront and harbour. Girvan's mainline rail station has direct links to Ayr and Glasgow and Prestwick Airport is approximately twenty-six miles away. The surrounding area has a lot to offer with Culzean Castle and Country Park and Turnberry Hotel and Golf courses both close by.

The South Ayrshire hills are a popular destination for those seeking outdoor pursuits. There are a number of excellent designated walking routes in the area and some excellent cycle paths including the nearby Changue Forest (seven miles) with a network of nearly twenty miles of paths and tracks available. The River Stinchar is a famous salmon fishery and is renowned for its autumn run.

The area is the perfect spot for the outdoor enthusiast.



Buchanan Cottage

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“... with beautiful views of the rolling Ayrshire countryside ...”

Part exchange available. This spectacular garage conversion which is due for completion within the next few weeks, sits in approximately quarter of an acre of garden ground and is bordered by a mixture of fences and hedging on all sides. There is suitable parking for several cars and there is the possibility of further amendments comprising of garage and additional bedroom/sitting room subject to gaining the relevant consents.

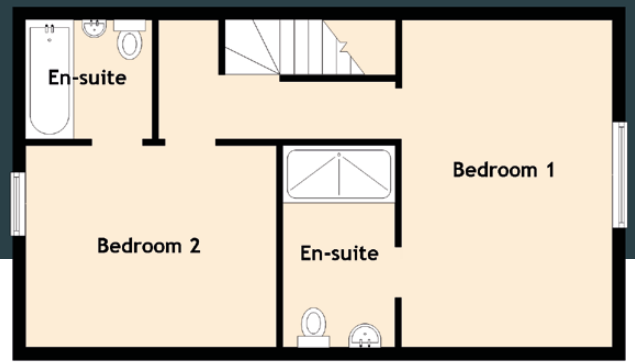
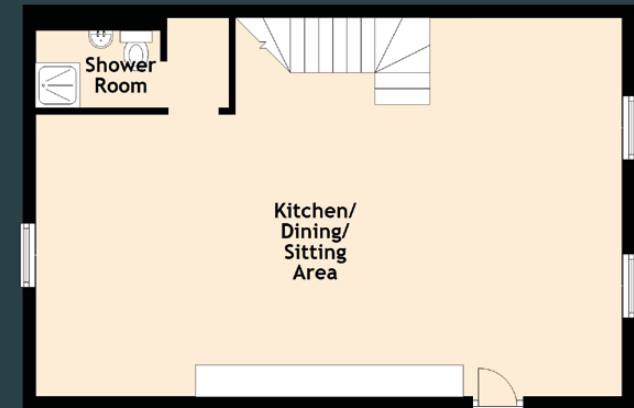
The cottage comprises on the upper floor 2 bedrooms both with en-suites (one bath and one shower). On the ground floor there is a tremendous kitchen/dining/sitting area which also benefits from a further shower room and the kitchen, as you would expect, will be complete with fully integrated appliances. Open country views can be seen from all windows of the property.





Specifications

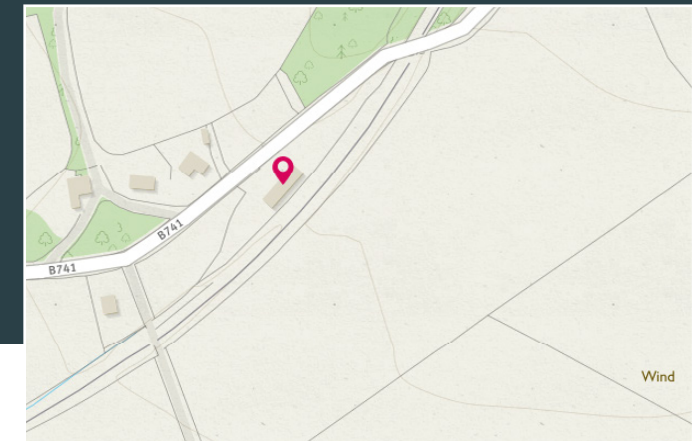
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	9.22m (30'3") x 5.95m (19'6")
Bedroom 1	5.15m (16'11") x 3.36m (11')
En-suite	3.20m (10'6") x 1.77m (5'10")
Bedroom 2	3.94m (12'11") x 3.17m (10'5")
En-suite	1.99m (6'6") x 1.87m (6'2")
Shower Room	3.04m (10') x 1.41m (4'8")

Gross internal floor area (m²): 102m² (1100ft²)






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**Part
Exchange
Available**

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