

**MIDDLERIGG COTTAGE**  
COYLTON, SOUTH AYRSHIRE



# MIDDLERIGG COTTAGE, COYLTON, SOUTH AYRSHIRE

Country cottage requiring refurbishment and with development potential.

Ayr 6 miles ■ Prestwick Airport 9 miles ■ Glasgow 37 miles

**About 0.59 acres**

**Offers Over £270,000**

- Cottage: Living room, 4 bedrooms (1 en suite), kitchen, bathroom, shower room, store room and attached garage.
- Annex: Sitting/dining room, kitchen, 2 bedrooms, bathroom.
- There is planning permission for the sub-division of the cottages to form two detached dwellinghouses.
- Extensive garden grounds with open countryside views.
- Close to the popular village of Coylton.



## Galbraith

Ayr  
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ayr@galbraithgroup.com

 OnTheMarket



Annex Sitting/Dining Room



Annex Kitchen

### SITUATION

Middlerigg Cottage is situated on a quiet country road on the outskirts of the popular village of Coynton. Coynton has a good range of local shops, a primary school and recreational facilities whilst Ayr (6 miles distant) has a variety of high street shops, supermarkets, cinema and an excellent choice of bars and restaurants. Primary and secondary schooling is available including private schooling at Wellington. Glasgow can be reached via the A/M77 and Prestwick Airport is about 10 miles away with regular flights. Ayrshire is renowned for its many golf courses including the world-famous facilities at Royal Troon, Prestwick and Turnberry. There is a 12 hole golf course at Roodlea (3 miles away). There are excellent equestrian facilities at Ayr Equitation Centre (4.2 miles) and fine sailing on the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip. Ayrshire has many delightful walks including the River Ayr Way walk which passes through several local towns and villages which each have their own unique network of paths. Dumfries House, a Palladian country house, owned by HRH King Charles (9 miles distant) is set in a 2,000 acre estate with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee shop.

### DESCRIPTION

Middlerigg Cottage offers a number of possible opportunities for the buyer. There are two attached cottages which although structurally sound are in need of renovation (please refer to the home report and timber and damp report for details). These could be used as one large family home or split to provide two separate cottages. The annex comprises a large sitting/dining room with wood burning stove, triple aspect windows and access to the private gardens. There are two bedrooms, family bathroom and large dining kitchen. The cottage requires more extensive upgrading and comprises a living room, kitchen, bathroom and 4 bedrooms (master ensuite), shower room and attached store room and garage.

### PLANNING PERMISSION

There is planning permission for the sub-division of the cottages, alterations and extension of the existing dwellinghouse to form two dwellinghouses (see South Ayrshire Planning Reference 23/00259/APP).

### GARDEN

The large private gardens enjoy beautiful views over surrounding countryside. They are mainly down to lawn with a variety of mature trees and shrubs, additionally there is an enclosed courtyard accessed from the cottage and ideal for outdoor entertaining. There is ample parking at each side of Middlerigg Cottage.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private - Septic tank	Freehold	Oil	Band F	E45	Available	Yes

### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### DIRECTIONS

From Ayr take the A70 towards Coynton. Drive through Coynton and after passing the church on the left hand side, turn left onto the B742 (signposted for Annbank). Middlerigg is the first house on the left hand side after about 380m.

### POST CODE

KA6 6LX

### WHAT3WORDS

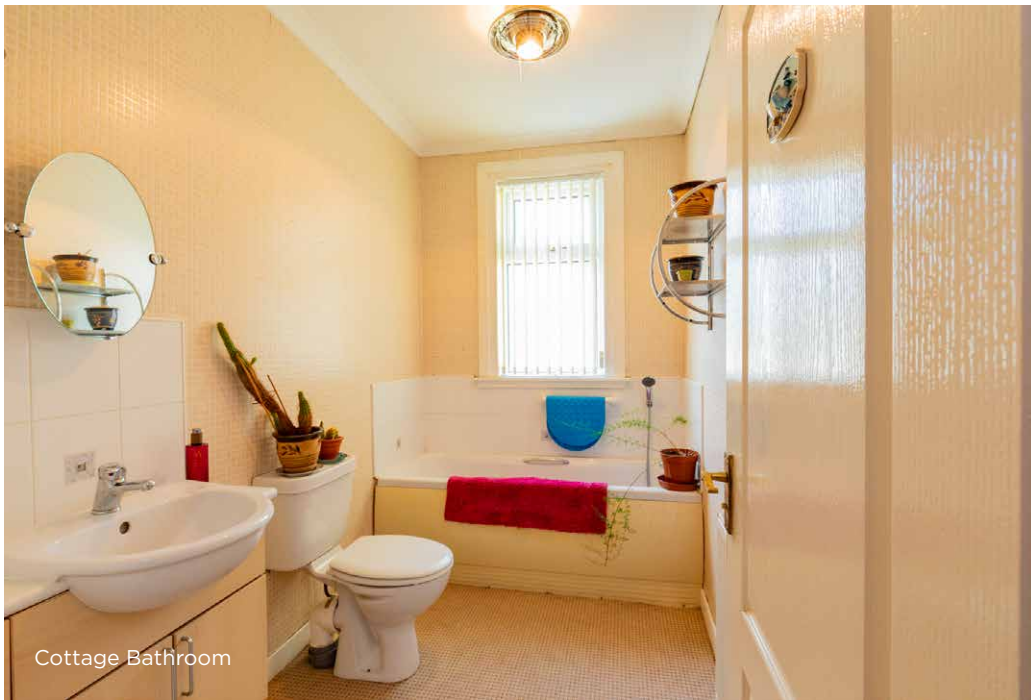
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///interacts.fruity.airship



Cottage Kitchen



Cottage Bedroom



Cottage Bathroom



### SOLICITORS

McLennan Adam Davis, 13 Alloway Place, Ayr, South Ayrshire, KA7 2AA.

### LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR.

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

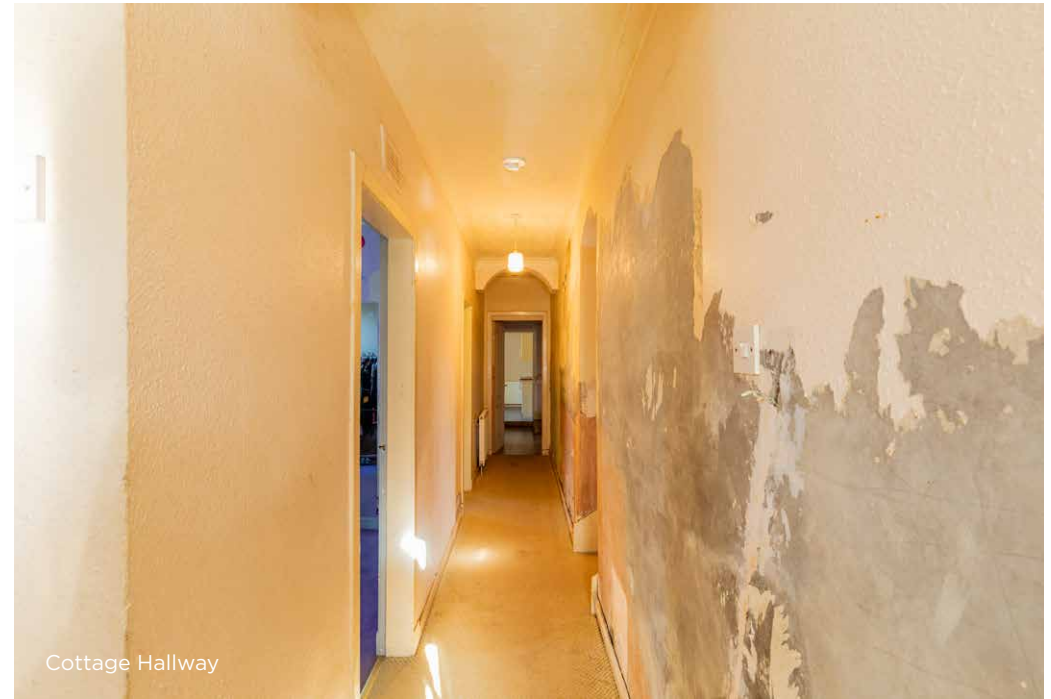
### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

### HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection.



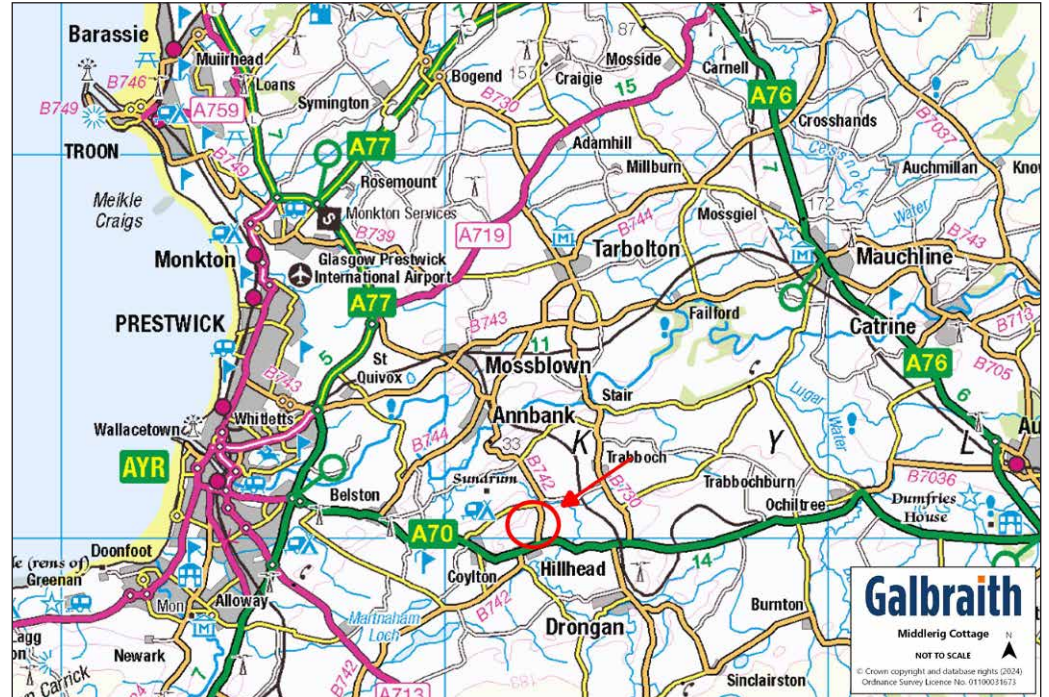
Cottage Hallway



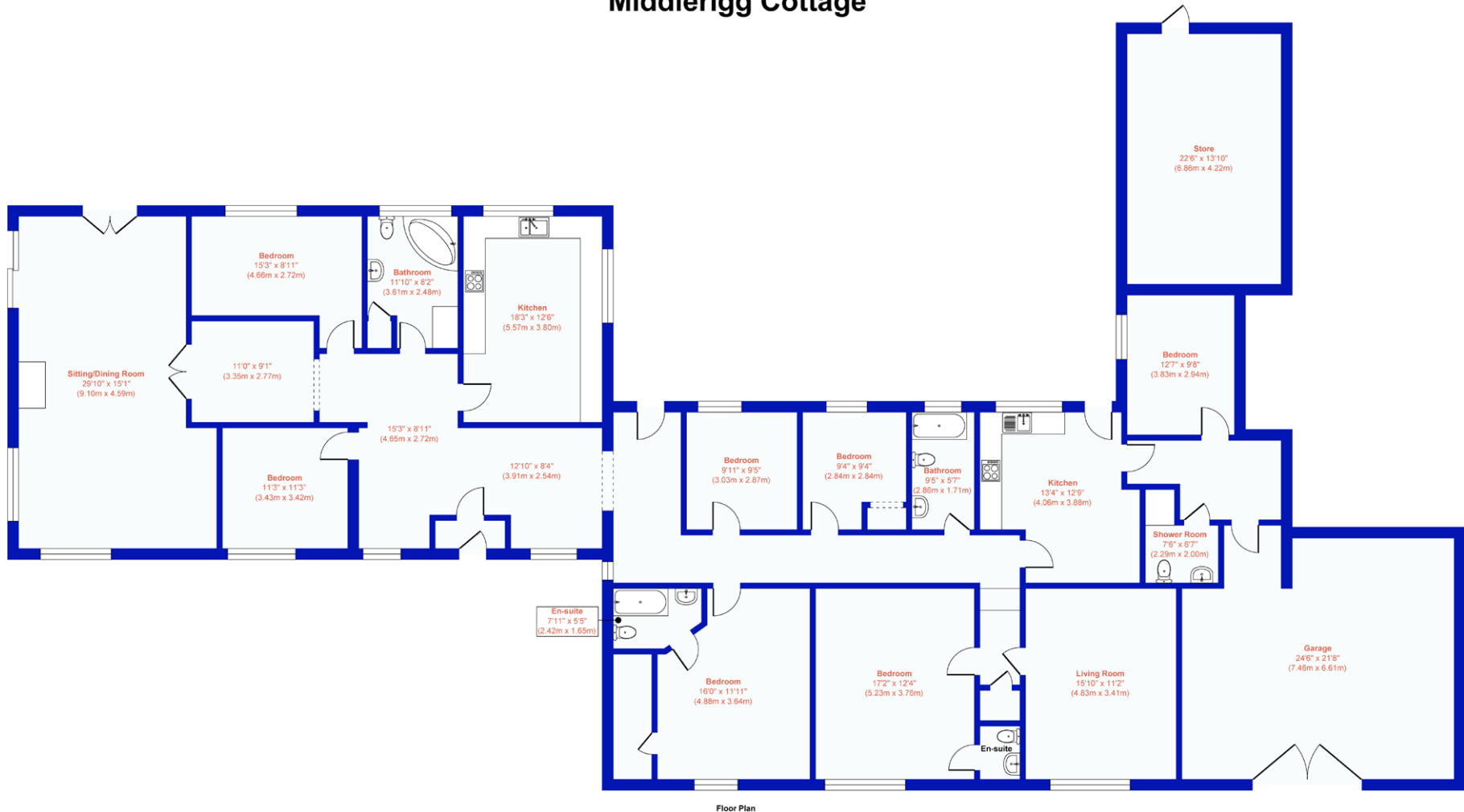
Cottage Living Room



Annex Hall



# Middlerigg Cottage



Floor Plan

**Approx. Gross Internal Floor Area 4306 sq. ft / 400.09 sq. m**

Illustration for guidance only, measurements are approximate, not to scale.  
Produced by Elements Property

**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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 will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2024.





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