




Solicitors & Estate Agents
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Riverview
PINWHERRY, GIRVAN, KA26 0RU



The Location

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'Riverview' is pleasantly positioned in Pinwherry, a hamlet situated approx 8 miles south of Girvan on the A714 within the picturesque Stinchar Valley. The Stinchar Valley is located in a corner of south-west Ayrshire renowned for its unspoilt scenery and particularly mild climate throughout the year. The area is the perfect spot for the outdoor enthusiast.

Stewart, Dailly, Stranraer and Portpatrick there are the usual field sports and excellent rivers for fishing. There is a harbour at Girvan for those who enjoy sailing and racing at Ayr, home to the Scottish Grand National. There is schooling close by at both secondary and primary levels.

As well as excellent golfing facilities at Girvan, Turnberry, Newton

Riverview

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McEwan Fraser Legal are delighted to present to the market this lovely three bedroom semi-detached cottage formed over two levels and will make the perfect purchase for a wide variety of people looking for their ideal home. 'Riverview' offers spacious and light filled accommodation on two levels and has been designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality - it will appeal to all age groups. The open plan kitchen, dining area come lounge will be popular with all members of the family. It is easy to imagine the evenings of fine dining this zone plays host to and the chef is never too far from the party. The lounge is the perfect ambience in which to relax after a hard day, with the feature multi fuel burner giving the room a real cosy feel. The kitchen has a host of integrated with plumbed space for free standing appliances. One of the well-proportioned bedrooms

is pleasantly positioned on the ground floor level but could easily be transformed to meet each individual purchaser's needs and requirements. A family bathroom suite completes the accommodation on this level. A feature open stairwell provides access to the first-floor level where you will discover a further two bright and airy good sized bedrooms, both with a range of furniture configurations and space for additional free standing furniture if required. The family shower room completes this impressive home internally. The property also benefits from double glazing and electric heating backed up by multi-fuel burner.

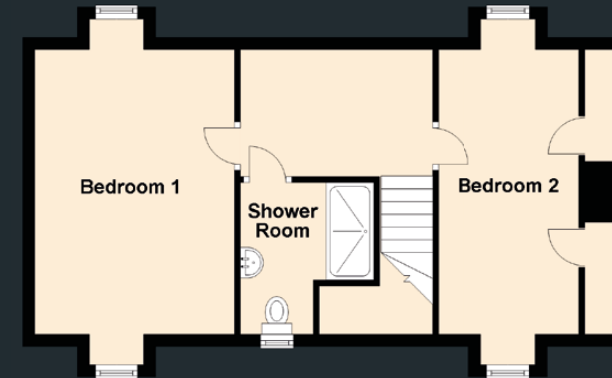
Externally, there are private gardens with a driveway providing off road parking for a number of vehicles. The rear garden has been designed for ease of maintenance and is a real suntrap in summer months, many a summer's evening will be spent in this zone enjoying the peace and quiet. A quite unique property - well worthy of internal inspection.





The Details

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Approximate Dimensions (Taken from the widest point)

Porch	2.60m (8'6") x 2.30m (7'7")
Lounge	5.70m (18'8") x 3.30m (10'10")
Kitchen	3.80m (12'6") x 1.90m (6'3")
Bedroom 1	5.70m (18'8") x 3.30m (10'10")
Bedroom 2	4.70m (15'5") x 2.32m (7'7")
Bedroom 3	3.60m (11'10") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.84m (6')
Shower Room	2.50m (8'3") x 2.20m (7'3")

Gross internal floor area (m²): 91m² | EPC Rating: E

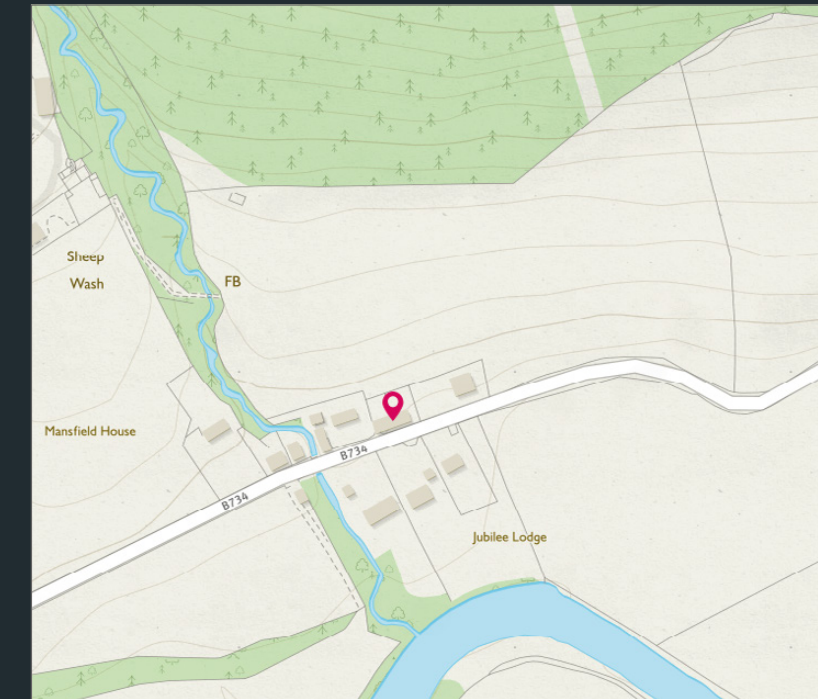


Image credit: <https://www.visitgalloway.co.uk/>



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