



STABLES FLAT NO 1, KILKERRAN, MAYBOLE KA19 7SJ

£415 per month, Unfurnished



STABLES FLAT NO 1, KILKERRAN, MAYBOLE

Biomass central heating

Small open garden

Maximum of 2 pets

Entry from 1st July 2019

Landlord registration: 66704/370/09410

EPC Rating = E

Council Tax = C

An attractive first floor apartment above the working stables in the centre of the Kilkerran Estate.

Situation

Kilkerran Estate is located in rolling Ayrshire countryside about 13 miles south east of Ayr, and about 7 miles from Maybole. The area is renowned for its golf courses with Turnberry within easy driving distance. There are walks locally as well as other countryside sporting activities including fishing on the River Girvan.

Description

Taking the rear access over the bridge, a timber door immediately opens onto storm doors which open into the main hallway which provides access around the flat. There is a doorway from the hall to stone steps which lead down a private staircase into the courtyard.

Hall

With laminate flooring. Radiators. 2 storage cupboards. Doors off to:

Living Room

4.27m x 3.83m. Open fireplace with tile surround. Radiator. Carpet. Doorway to:

Kitchen

2.65m x 1.68m. Range of floor and wall units with integrated fridge, single stainless steel sink and drainer, electric cooker with extractor hood over. 4 power points. Vinyl flooring.

Bedroom 1

3.92m x 3.26m. Laminate flooring. 6 power points, telephone point. Radiator.

Bedroom 2

L shaped 2.07m x 1.25m and 3.26m x 2.10m. Laminate wood flooring. Vanity wash hand basin to one corner with light and wall mirror. Radiator and 4 power points.

Bathroom

3.97m x 2.07m. Bath with tile surround, vanity wash hand basin and WC. Radiator. Plumbing and space for washing machine and space for tumble drier. Electric wall fan. Vinyl flooring.

Outside

There is limited garden ground to the rear of the property and the courtyard is shared with a small livery yard.



Tenancy

After viewing interested parties should confirm their interest in the property with Savills. The landlord's preferred applicant will be reference checked through a tenancy referencing company.

- 1 The tenancy shall be a Private Residential Tenancy
 - 2 The rent shall be payable monthly in advance by bank standing order.
 - 3 A deposit of two month's rent will be payable in advance.
 - 4 The tenant shall be responsible for the payment of the Council Tax or other rates levied by the Local Authority.
 - 5 The property is to be occupied as a private dwelling and is not to be sub-let without the prior permission of the landlord.
 - 6 The garden maintenance is the responsibility of the tenant.
 - 7 The tenant will be responsible for the costs of all utilities.
 - 8 The landlord will insure the property against all fire but such insurance will not cover any contents or effects which the tenant may place in the subjects, the insurance of which will be the tenant's responsibility.
 - 9 The tenant will be required to maintain the internal decoration to the same standard as at entry.
 - 10 An inventory will be taken prior to entry.
 - 11 A maximum of 2 pets will be permitted at the discretion of the landlord.
- Please bear in mind that all the outside space around the property is shared with horses, and other dogs may be in the courtyard.

Services

Mains electricity and water, septic tank drainage and biomass central heating. The biomass heating is recharged to the tenant at the rate of 4 pence/kWh.

Viewing

Viewings will only be arranged upon completion of a prospective tenant questionnaire.

Furnishing

Unfurnished

Local Authority

South Ayrshire Council

Directions

From Ayr take the A77 south towards Maybole and Girvan. After Minishant turn left onto the B7045. After approximately 2 miles turn left onto the B7023 and then right follow the signs for Dailly. In Crosshill turn right onto the B741, and then follow this road to Kilkerran and turn left where sign posted for the Walled Garden Caravan Site. Follow this road over the hump back bridge and then take first right into Kilkerran Estate. Follow the drive past the main house and The Stables is about 100m further on the left hand side. Turning left signposted Laundry Cottage and follow this to the rear of the Stables where vehicles can be parked. Please note that the property post code, KA19 7SJ, may not take you directly to the property.

Photographs were taken in June 2017.





Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20190521CLDV Scottish Letting Agent Registration – LARN1902057 <https://www.gov.scot/publications/letting-agent-code-practice/>

