



UPPER COTTAGE, HUNTERSTON ESTATE, WEST KILBRIDE KA23 9QG

£525 per month, Unfurnished



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Rural location

LP gas central heating

Maximum of 2 pets

No garden ground

Landlord Registration: 37916/310/21460

EPC Rating = D

Council Tax = B

A first floor apartment forming part of an attractive residential courtyard in the grounds of Hunterston Estate.

Situation

Situated about 2 miles from the craft town of West Kilbride and coastal resort of Seamill with its famous Hydro, and Largs which is about 6 miles to the north. The train station at West Kilbride provides a regular service to Glasgow. The regular ferry services to the Clyde islands of Arran and Great Cumbrae are located at Ardrossan and Largs.

Accommodation

Timber partially glazed front door opens into:

Hall

5.25m x 0.98m. With store cupboard housing the central heating boiler, radiator, 2 power points and doors off to:

Bathroom

3.50m x 1.44m. Bath with electric shower over, multiwall panelling and shower screen, wash hand basin and WC. Radiator. Vinyl flooring.

Bedroom 1

4.12m x 2.99m. Shelved cupboard with hanging rail. Radiator and 4 power points.

Bedroom 2

3.82m x 3.57m. Radiator, 4 power points and telephone socket.

Open plan Living Room / Kitchen

5.33m x 4.84m and 3.09m x 2.47m. The living room has an inset electric fire, 2 radiators and 6 power points. The fitted kitchen area comprises a range of floor and wall units with splashback and incorporating an electric oven with extractor hood over, single stainless steel sink and drainer, space and plumbing for a washing machine and space for a full height fridge/freezer. 8 power points. Vinyl flooring. Loft hatch.

Outside

The car parking area is shared with the other residents of the various properties within the Courtyard at Hunterston Castle. There is no private garden or external storage with this property but tenants are entitled to walk in the grounds of the Estate.



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 tenant will be responsible for the costs of all utilities.

7 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.

8 The tenant will be required to maintain the internal decoration to the same standard as at entry.

9 A maximum of 2 pets will be permitted at the discretion of the landlord.

Services

Mains electricity and water, septic tank drainage and gas fired central heating. Please note that the water forms part of a mains metered supply and therefore the tenant will be charged by the Landlord the Council Band B rate charge for water use on a monthly basis.

Viewing

Viewing will be appointment only after completion of a prospective tenant questionnaire. Please note no viewings will be organised whilst we are in lockdown due to Covid-19.

Local Authority

North Ayrshire Council

Directions

From Seamill proceed north on the A78 towards Largs. After the signpost for Thirdpart Holdings, take the next left turn at the gateposts signposted Hunterston. Follow the tarmacadam drive and then bear left at the gate for Hunterston Castle and follow the road round to the courtyard. Turn right and the parking area is immediately on your right. Take the right hand side path before entering the courtyard and follow this round the outside of the building and it leads to the external stairs that lead to the front door of Upper Cottage. Please note that the property post code, KA23 9QG, may not take you directly to the property.



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.** 20200430CLDV Scottish Letting Agent Registration – LARN1902057 <https://www.gov.scot/publications/letting-agent-code-practice/>

