



THOMAS MURRAY  
PROPERTY



11 The Clachan

Barr

KA26 9TP









View from front of house, toward village





Living Room



Living Room



Kitchen

## 11 The Clachan, Barr

This is a semi detached house situated in a lovely position overlooking the Water of Gregg in the delightful Conservation village of Barr which lies on the edge of the Southern Uplands amidst wonderful scenery.

The house stands in a large, easy to maintain garden which is arranged in level spaces at the front, side and rear of the house. The garden is laid in gravel and there are timber decking and paved patio at the front from where to enjoy the view to the village. There is a brick built garden shed and scope for a garage.

The house, built circa late 1940s, is brick built under a pitched roof overlaid with tiles. Windows are double glazed and were replaced about 2 years ago and central heating boiler which is by way of LPG was installed in February 2019. A new kitchen and shower room date from circa 2018.

The house has a spacious and bright interior providing accommodation over two floors comprising: Entrance Vestibule double glazed/uPVC front door and timber/glass inner door to hall. The Hall provides access to living room, dining room or 3rd bedroom, shower room and has stairs off. Built in cupboard housing consumer box and electric meter. The Living Room is a decent size space with French doors to the front garden and gas fire. Doorway through to Kitchen which in has window to rear and double glazed/uPVC back door. The kitchen is fitted with modern cabinets at base and wall mounted units and cherry wood worktops. The Dining Room or 3rd Bedroom has French doors to the front garden and also a built in cupboard. The Shower Room is an attractive space fitted with low threshold shower with glass screen and mixer shower; wash hand basin in vanity unit; WC. Walls are tiled as is the floor; Waterproof panelled ceiling with down lights.

Upstairs, there is a window to rear over stairwell. A small landing provides access to Bedrooms 1 and 2 and there is also a built in cupboard. Bedroom 1, with window to front and Velux window to rear, is a double bedroom with built in cupboard. Bedroom 2 is a further double bedroom with 2 built in cupboards and window to side.

A comfortable well proportioned house in a lovely situation.

The village has an excellent local primary school which is only a short walk from the property, as well as a community village store, bowling green, enhanced children's play park and medical centre. Various societies operate from the village community centre and events are held from time to time. The village has its own website: [barrvillage.co.uk](http://barrvillage.co.uk).

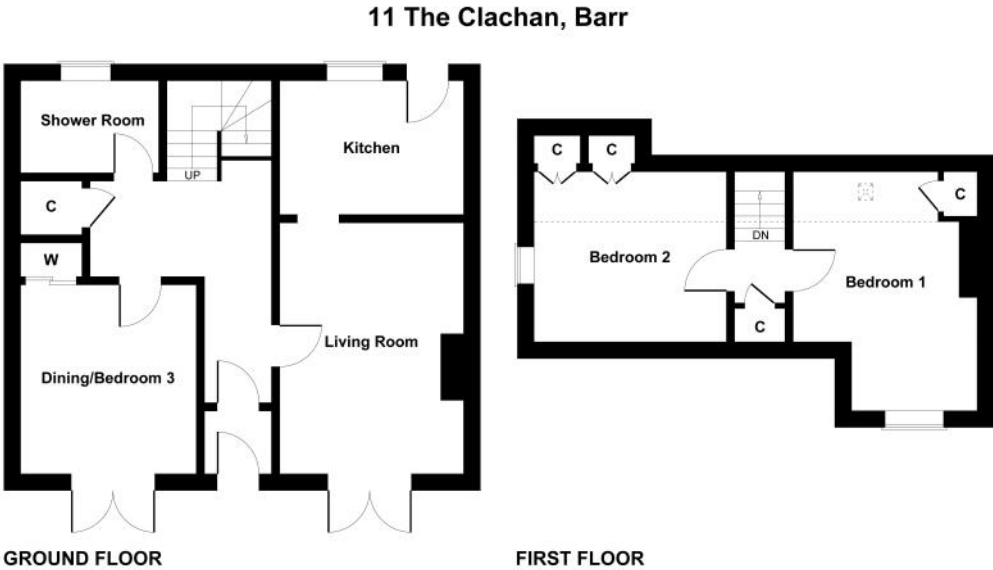


Living Room	15' x 12'8" reducing to 11'10"
Kitchen	7'4" x 12'8"
Dining Room or Bedroom 3	11' x 10'3"
Bedroom 1	14'5" x 12'11" reducing to 10'7"
Bedroom 2	10'6" x 10'5"
Shower Room	6' x 6'5"

Dimensions are approximate and the Floor Plan is schematic and not to



Bedroom 3 / Dining Room



Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.



Kitchen



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2













### Location and Travel Directions

Although delightfully rural the locality affords easy access to many of the attractions within the district which include: a variety of attractive hill and coastal walks and cycle trails (including the Barr trails); Loch Doon; the National Trusts Culzean Castle and Country Park; Galloway Forest Park which was recently awarded the prestigious designation as the first dark sky park in the UK; excellent golf courses at Girvan and Turnberry. There are of course the usual field sports and rivers for fishing, the most notable of which in the district is the River Stinchar. The principle town serving the immediate district is Girvan and here can be found secondary school, general hospital, a variety of shops both independent and multiple retailers, ASDA supermarket and an attractive seafront with promenade and working harbour with moorings for pleasure craft and a leisure centre, The Quay Zone, comprising state of the art gym, swimming pool and soft play area.

Girvan is about 8 miles and has a train station which provides connections north to Ayr, Prestwick Airport and Glasgow and south to Stranraer. The main route into this corner of Ayrshire is the A77 coming south from Ayr/Glasgow. Ayr approximately 30 miles, Prestwick Airport approx. 34 miles and Glasgow about 64 miles.

On arriving in Girvan travelling south from Ayr take the first exit at Bridgemill roundabout on the edge of Girvan signpost, B734. Continue on this road to the small settlement known as Old Daily and here turn right signposted Barr. Continue on this road veering left to Barr. Continue up through some fine upland scenery and upon entering the village proceed over bridge and continue ahead turning first right, Albany Road. Turn first left, The Clachan. Proceed ahead for a short distance where the property for sale is situated on the left hand side.

### General

Home Report is available on request.

**Council Tax:** Band B

**EER:** F(28)

**To view contact**



**Tel:** 01465 713498

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**Pre-sale Valuation and Appraisal:** If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



### Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

### Offers

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

### Conditions of Sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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