



THOMAS MURRAY
PROPERTY



5 Barrhill Road

Pinwherry

KA26 0QE



Dusk Valley: view from front of cottage



Rear elevation and garden



Living Room



Living Room



Kitchen

5 Barrhill Road,

Pinwherry

Situated in a delightful rural setting , this is a middle terrace, 2 bedroom cottage with 2 areas of garden.

The cottage enjoys an easterly view across the Duisk Valley toward farmland and surrounding hillside and the property is easily accessible just off the A714 about 9 miles from Girvan and approx 21 miles from Newton Stewart.

The cottage was built circa late 1800s and more recently has been thermally clad externally. The cottage is single storey, constructed of brick under a pitched roof overlaid with slate. Central heating is by way of oil (installed 2017) and windows are mostly double glazed in uPVC casements.

The interior is light and airy comprising: Entrance Vestibule with timber front door and timber/ glass inner door to hall. The Hall provides access to all rooms and has a built in cupboard housing the electric consumer box. The Living Room is large bright space with window to front, sliding patio door to back garden and wood burning stove. The Kitchen, with window to front comprises base and wall mounted units and tiled walls and floor. Bedroom 1, a double bedroom has window to front. Bedroom 2 is to the back of the house, this is a double bedroom with single glazed window in timber casement. The Shower Room comprises shower cabinet with mixer shower, wash hand basin in vanity unit, wc, water proof wall panelling, tiled floor and window to rear.

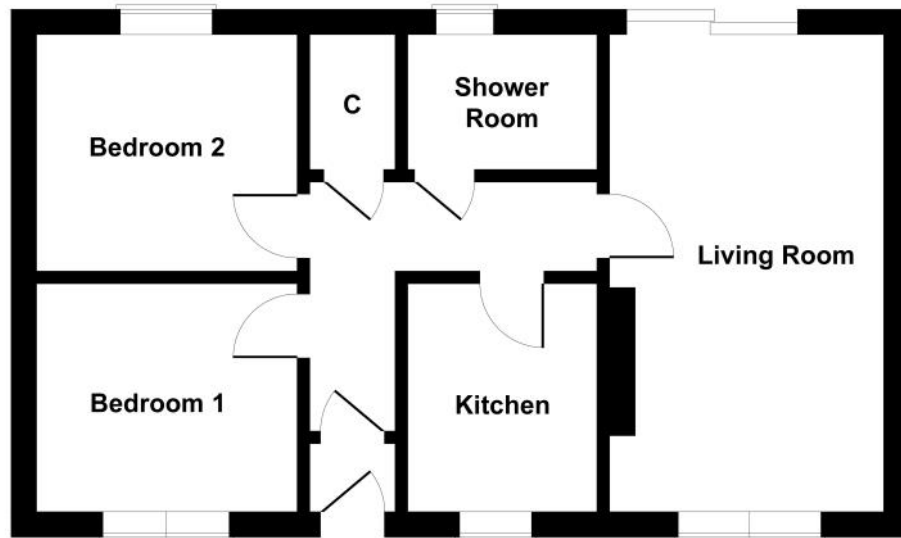
The property comprises two areas of garden. There is a garden at the immediate rear of the cottage and the second garden area is a larger space which extends behind the garage. This second area of garden requires some work to take it in hand and the garage is also in dilapidated state. We understand that the drive way into this terraced row is shared in common with the proprietors of the two other cottages.

The property is located just to the south of the small settlement of Pinwherry. The villages of Colmonell and Barrhill both have primary schools and both are about 4 miles from the property. Barrhill also has a railway station with connections to Girvan and Ayr.

A cottage with great potential and in a lovely setting.

Well worth viewing.

5 Barrhill Road, Pinwherry



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



Living Room	11' 5 x 20'9"
Kitchen	10'9" x 7'8"
Bedroom 1	10'10" x 11'11"
Bedroom 2	9'4" x 11'9"
Shower Room	4'10 x 8'6"

Dimensions are approximate



Hall



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Shower Room



Back garden



Rear elevation



Property delineated in red



Garage



Area of garden behind garage

Location

This corner of south west Ayrshire is renowned for its contrasting, unspoilt scenery and also its particularly mild climate throughout the year. 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; the National Trust's Culzean Castle and Country Park; Galloway Forest Park which was awarded the prestigious designation as the first Dark Sky Park in the UK; excellent Golf Courses at Girvan, Turnberry, Prestwick and Troon. 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 county town of Ayr is approximately 30 miles north, Prestwick Airport about 36 miles and Glasgow approximately 65 miles. Girvan provides nursery, primary and secondary schooling, a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone), community hospital, a variety of shops, an attractive sea front, promenade and working harbour with moorings for pleasure craft. The town also has an ASDA supermarket and a railway station with connections to Ayr and Glasgow and Stranraer.

Directions

Travelling from Girvan, take A714, Newton Stewart road. Continue for about 8 miles to the settlement of Pinwherry. Continue ahead, cross over bridge and proceed straight on. Turn right off the A714 and into Barrhill Road where the property for sale is the middle cottage in a row of three. The cottage backs onto the Girvan/Stranraer railway line.

General

Home Report is available on request.

The property is connected to a septic tank which we understand is shared with the neighbouring properties. Water and electricity are mains grid. Central heating is oil. The boiler is an external cabinet in the back garden and the oil tank is also in the back garden.

The neighbouring property (No 3) encroaches over the property. See photograph on page 9 of these details, this image illustrates the configuration.

Council Tax: Band B **EER:** D 63

To view contact



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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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