



THOMAS MURRAY
PROPERTY



15 The Clachan

Barr

KA26 9TP



Rear Elevation



Living Room



Kitchen



Living Room



Kitchen

15 The Clachan, Barr

This is a 3 bedroom semi detached house situated in the delightful village of Barr. The house is in an attractive location overlooking the Water of Gregg and with views toward the village. Barr is a Conservation village on the edge of the Southern Uplands amidst wonderful scenery.

From the front of the house there is a lovely outlook toward the village and the surrounding hills.

The house stands on a large plot which affords garden spaces on three sides. There is timber garage and two outhouses.

Built circa 1950 the house is brick with pitched tiled roof. The late owner of the house moved in 58 years ago.

Windows are double glazed and central heating is by way of oil.

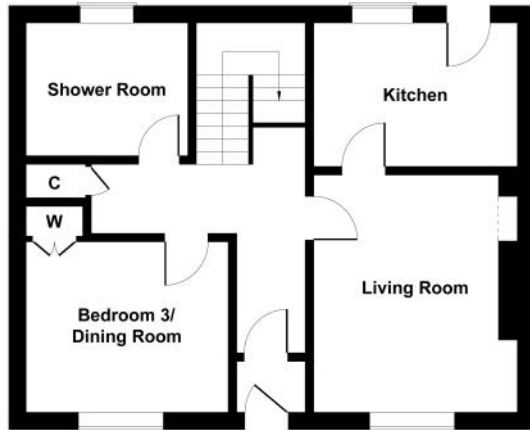
The spacious interior is arranged as follows: Entrance Vestibule with timber/glass front door and timber/glass inner door. The Hall has doors off to living room, bedroom 3, shower room and built in cupboard. Stair to first floor. The Living Room is a large space with window facing front, arched alcove and door to kitchen. The Kitchen has window to rear and double glazed back door and is fitted with base and wall mounted units and integrated hob, oven and extractor canopy. Bedroom 3 (or dining room) has window to front and built in wardrobe. The Shower Room, with window to rear comprises shower stall with electric shower unit, wash hand basin, wc, tiled walls and floor and a timber channel lined ceiling.

Upstairs the landing gives access to two bedrooms and a built in cupboard. There is window to rear over the stairwell. Bedroom 1 is a good size double bedroom with window to front, built in wardrobe access to roof space. Bedroom 2 is a double bedroom with window to side and 2 built in wardrobes.

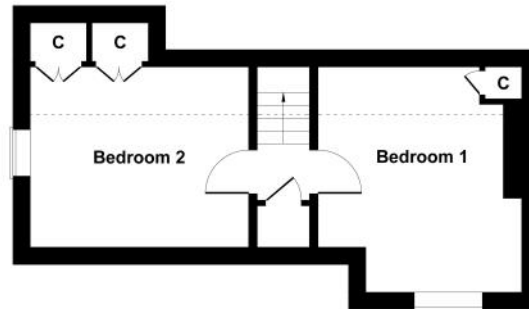
A really decent 3 bedroom house in a great setting. Well worth viewing.

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.

15 The Clachan, Barr



GROUND FLOOR



FIRST FLOOR

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



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

Dimensions are approximate



Hall



Bedroom 3 / Dining Room



Shower Room



Shower Room



Stairwell



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Front Garden



Front Garden



Front Garden



Rear of property



Back Garden

Location & 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, about 8 miles, 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 signpost 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. Last house before the doctors surgery.

General

Home Report is available on request.

The central heating boiler is located in an outhouse to the rear of the house.

Council Tax: Band B

EER: E (44)

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com

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.



Back Garden & Garage



Front Garden

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.



81 Dalrymple Street

Girvan

KA26 9BS

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com

www.thomasmurrayproperty.com

