



THOMAS MURRAY
PROPERTY



15 Glenginnet Road
Barr
KA26 9TU



Rear Elevation



Living Room



Garden



Kitchen



Living Room



Kitchen

15 Glenginnet Road, Barr

A very attractive traditional, semi detached cottage situated in the delightful conservation village of Barr.

The cottage, which will have its origins dating from circa 1850s, is of random stone constructions with slate roof. The cottage is in excellent heart and has been well maintained by the owner of 25 years.

Works carried out in recent times comprise new roof and the refurbishment of an old porch to form what is now a super garden room. The central heating boiler is only 4 years old. Windows are double glazed and central heating is by oil.

The cottage has a lovely bright, well decorated interior which is quite deceptive in terms of the accommodation provided. The Interior is arranged as follows: Entrance Vestibule with timber front door and timber/glass inner door to hall. The Hall has doors off to the living room, bedroom 1, garden room, kitchen and shower room. There is window to rear and an open tread stair the first floor. The Living Room, with window to front is a large space. Bedroom 1, is a double bedroom with front facing window. The Kitchen, with window to front is well fitted out with base and wall mounted cabinets, integrated hob, oven and extractor canopy, tiled floor and built in cupboard. The Shower Room, with window to rear, comprises shower stall with electric shower unit, wash hand basin and WC. The Garden Room has a great aspect over the garden and has tiled floor and timber/glass door to back porch. The Back Porch, with window and timber door to the rear is an ideal space for outdoor shoes/coats etc.

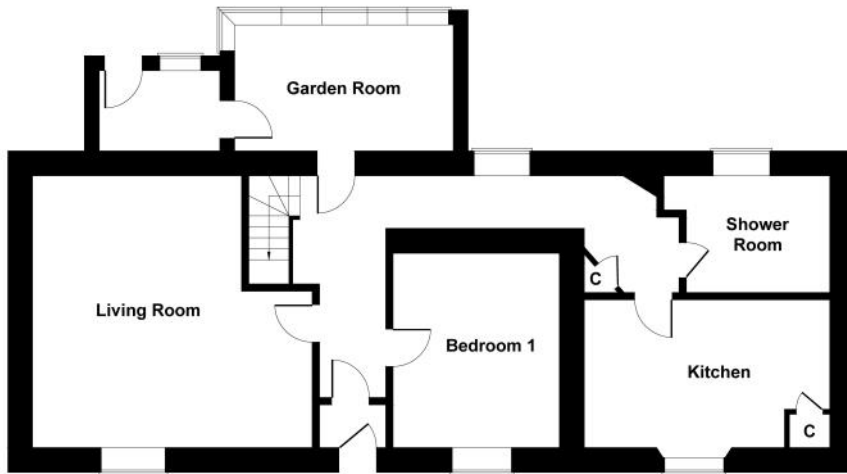
Upstairs the bright landing has Velux window to rear, built in cupboards and doors to bedrooms 2 and 3. Bedroom 2 has a dormer window front and Bedroom 3 has a Velux window front.

At the front of the cottage is an area laid in gravel this affording space to park a couple of cars. Attached to the gable end of the cottage is a stone and slate outbuilding approx. 10' x 10' this is where the central heating boiler is housed. The large back garden is mainly down in lawn and enclosed along the back by mature trees. There is gravel and concrete area at the immediate rear of the cottage and from here steps lead up to the lawn.

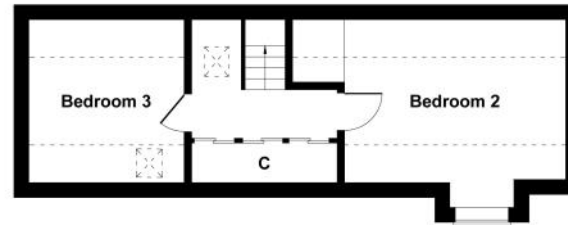
This is charming cottage in a great setting. Viewing is advised.

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 Glenginnet Road, Barr



GROUND FLOOR



FIRST FLOOR

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



Living Room	16'1" x 12'11" reducing to 9'6"
Garden Room	8'1" x 14'4"
Kitchen	9'2" x 11'6"
Bedroom 1	12'10" x 8'6"
Bedroom 2	6'1" x 11'5"
Bedroom 3	6'1" x 7'9"
Shower Room	6'4" x 6'5" & 2'10" x 1'7"
Back Porch	5' x 7'6"

Dimensions are approximate



Hall



Hall



Hall



Living Room



Kitchen



Living Room



Shower Room



Shower Room



Garden Room



Garden Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Landing



Landing



Back Porch



Back Porch



Garden



Back Garden



Rear Elevation



Outhouse



Front



Front



Rear Elevation

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 continue ahead of Stinchar Road and turn left to Glenginnet Road. Proceed up the hill. The cottage is located on the right hand side.

General

Home Report is available on request. The property is within a Conservation Area.

Council Tax: Band C

EER: D (55)

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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