



THOMAS MURRAY  
PROPERTY



29 Glenginnet Road

Barr

KA26 9TU





View from front of house





Conservatory





Conservatory



Kitchen





Living Room



Living Room



Kitchen

## 29 Glenginnet Road, Barr

Occupying a slightly elevated position this well kept 2 bedroom semi detached house enjoys a delightful west facing outlook with views towards the surrounding hillside. The house is located on the edge of the lovely conservation village of Barr.

The house has a conservatory addition and a nicely maintained garden. A new kitchen was fitted December 2020.

Built circa 1935 the house is brick construction with a slated roof. Windows are double glazed in uPVC casements and central heating is by oil.

The accommodation is arranged all on one level and the interior is light and airy.

The house comprises: Conservatory, which is double glazed on three sides and has double glazed front door. A timber/glass door opens into the Hall from where there are doors off to all rooms and a built in cupboard. The Living Room has window to front, from where the view can be enjoyed, a quartz fireplace with electric living flame fire and arched alcove. The new Kitchen, with window facing front, is a lovely, bright space fitted with base and wall mounted cabinets and integrated hob, oven, extractor canopy, fridge and freezer. The floor is tiled, ceiling has downlights, accent lighting over worktops and tiled splashback. Bedroom 1 is a spacious double bedroom with window to rear and fitted wardrobes? Bedroom 2, with window to rear, is another double bedroom with shallow built in press. The Shower Room, which has window to side, comprises shower stall, with electric shower, wash hand basin, WC, tiled floor and timber channel lined ceiling.

There is a good size loft which, subject to consent, affords great potential to be adapted for the provision of rooms in the roof.

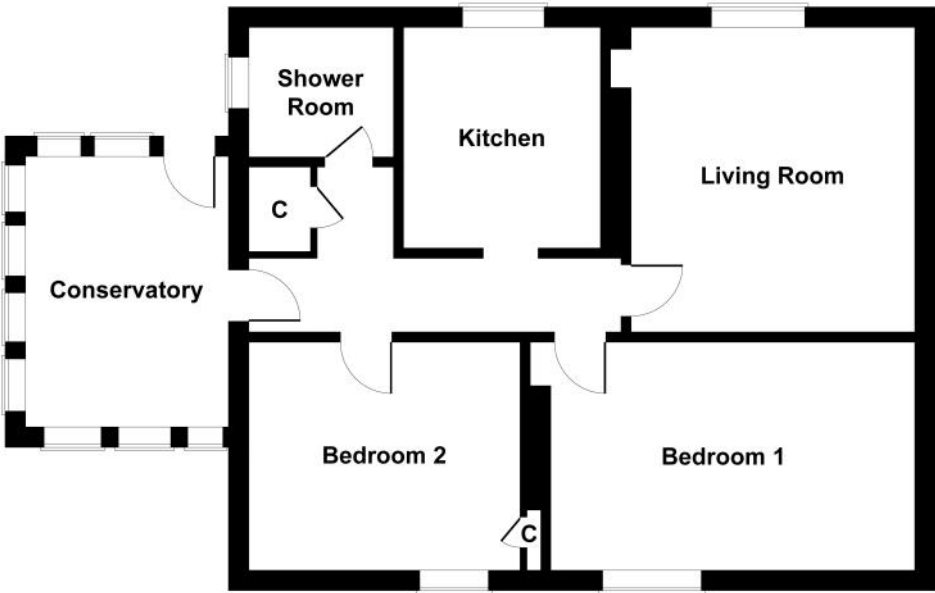
4 steps lead up from Glenginnet Road into the property where the front garden is neatly arranged to provide lawn, paved path and is planted with variety of shrubs all bounded by a low level timber picket fence. The back garden is approx. 72' x 36' and is mainly laid in lawn bounded by hedge and fence. From the back garden there is an attractive view across adjoining farmland.

A lovely property in a lovely setting. Viewing is absolutely essential.

The village, which nestles on the edge of the Southern Uplands, 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).



29 Glenginnet Road, Barr



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



Living Room	14'6" x 12'2"
Kitchen	10'8" x 8'4"
Conservatory	11'2" x 8'9"
Bedroom 1	10'4" x 14'5" & 2'7" x 1'2"
Bedroom 2	10'5" x 12'7"
Shower Room	6'3" x 5'10"

Dimensions are approximate



Hall



Hall





Bedroom 1





Bedroom 2





Bedroom 1



Bedroom 2



Shower Room



Conservatory





Back Garden



View from Back Garden



Front Garden



Front Garden





Front Elevation



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 proceed over bridge and continue ahead on Stinchar Road. Turn left to Glenginnet Road. Continue up the hill and the property for sale is situated on the right hand side.

### General

Home Report is available on request.

Kerosene storage tank is located in the back garden. The central heating is housed in a metal cabinet at the immediate rear of the house

**Council Tax:** Band B

**EER:** E (52)

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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