



THOMAS MURRAY
PROPERTY



33 Glenginnet Road

Barr

KA26 9TU



View from property



Living Room



Dining Room



Kitchen



Living Room



Dining Room

33 Glenginnet Road, Barr

This is a delighted semi detached house in a great position on the edge of the village and with west facing outlook over farmland toward the surrounding hillside. The house stands on a slightly elevated site backing onto adjoining fields.

Built circa 1935, the present owner of 3 years has undertaken a number of improvements: new shower room, new kitchen and creating a living room through dining room with French doors to garden.

The house is in lovely decorative order, windows are double glazed in uPVC casements and central heating is by way of oil.

The accommodation layout is arranged over one level and the spacious interior comprises: Hall with double glazed/uPVC main door. The hall provides access to dining room, kitchen, shower room and bedroom. The Shower Room is nicely appointed and features a wash hand basin in stand, wide shower stall with mixer shower, wc, downlights and window to side. The Bedroom is a good size double with window to rear garden, fitted wardrobe and built in cupboard.

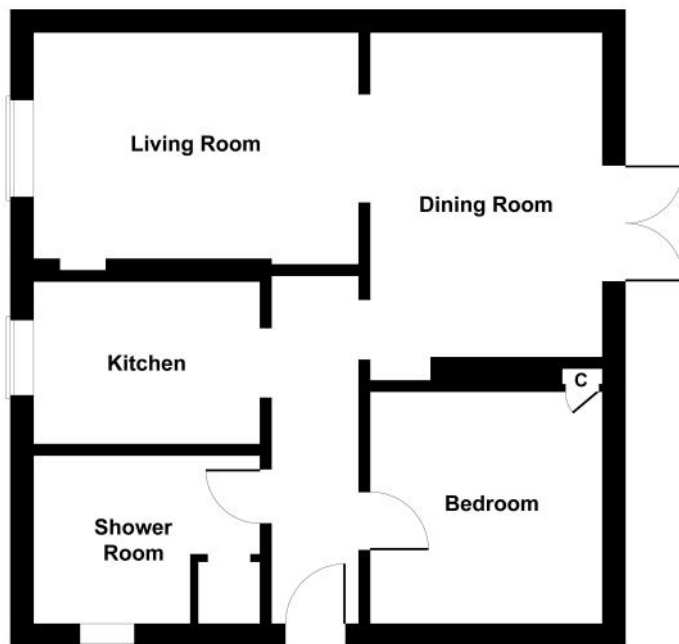
The Kitchen is a very stylish space equipped with sleek wall and base mounted cabinets incorporating integrated appliances comprising: hob, column mounted oven, extractor canopy, fridge, freezer, washing machine and dishwasher. Accent lighting over quartz worktops and front facing window from where there is an excellent outlook. The Dining Room, with double glazed/uPVC French doors to the garden, opens through to the Living Room which has window facing to the front and wood burning stove.

The property comprises a good size garden with spaces to the front and rear of the house. The garden is mainly laid to grass.

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.

Galloway and **Southern Ayrshire** is Scotland's first UNESCO biosphere. This means the area has been recognised internationally as a world class environment for people and nature. A Biosphere is a special designation awarded by United Nations Educational, Scientific and Cultural Organisation (UNESCO)

33 Glenginnet Road, Barr



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



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

Dimensions are approximate



Hall



Hall



Bedroom



Shower Room



Kitchen



Kitchen



Living Room



Dining Room



Shower Room



Shower Room



Kitchen



Bedroom



Living Room Stove



Shower Room



Rear Elevation



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 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.

The central heating boiler is located at the back of the house.

Council Tax: Band B

EER: E (53)

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.

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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