



THOMAS MURRAY  
PROPERTY



Laigh Altercannoch

Barrhill

KA26 0QT





Rear Elevation





Living Room



Kitchen



Living Room



Living Room

## Laigh Altercannoch, Barrhill

Substantial detached 4 bedroom house built 1870 and situated amidst rural surroundings in the Duisk Valley standing in garden and grounds extending to about 1 acre.

This large stone and slate house provides spacious accommodation over 2 floors comprising: Entrance Vestibule with timber front door, terrazzo floor and timber/glass inner door. The wide Hall has doors off to living room, dining room, kitchen and cloakroom and has elegant staircase, with wrought iron balustrade and timber handrail, to first floor. The Living Room is a large space with windows facing to front to rear and decorative cornice in the front section of the room. The Dining Room has windows to front and to side, fireplace and door through to kitchen. The Kitchen, with window to side, comprises base and wall mounted cabinets, integrated ceramic hob and oven, fridge/freezer (not integrated) and ample space to dine. From the kitchen there is a door connecting through to Games Area/Room at Rear which in turn has double glazed sliding patio doors on one side and a double glazed/uPVC door on the other. There is loft space over this room. The Cloak Room, with small window to rear, has wash hand basin and WC.

Upstairs the landing provides access to 4 bedrooms, bathroom and shower room. There is a window to rear over the stairwell. Bedroom 1 is a large double bedroom with windows facing front and side. Bedroom 2 with window to front, is also a double bedroom. Bedroom 3 with window facing rear, is a further double bedroom. Bedroom 4 is a good size single bedroom with front facing window. The spacious Bathroom comprises Bath, wash hand basin, WC, tiled walls and window to rear. The Shower Room consists of shower stall, wash hand basin and WC and window to rear.

The garden extends around the front, south side and rear of the house. The front area is fashioned in gravel and grass with mature trees around the boundary. There is ample room to park. The garden at the side and rear is in grass.

An elevated area of ground extends beyond the garden and we understand that there is planning consent in principle for the erection of a dwelling on house on this site.

The Property is only ½ mile from the village of Barrhill and the village has a primary school, small shop, bowling green and railway station with connections to Ayr and Glasgow and Stranraer.

A large house with excellent potential.





Stairs



Hall



Hall

# Laigh Altercannoch, Barrhill



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



Living Room	12'5" x 13'8" & 11'2" x 10'9"
Dining Room	11'11" x 13'11"
Kitchen	11'5" x 13'5" & 7'2" x 1'11"
Games Area / Room Rear	18'8" x 16'2"
Bedroom 1	12'4" x 15' & 4'11" x 1'1"
Bedroom 2	11'3" x 10'9"
Bedroom 3	12'7" x 10'8"
Bedroom 4	6'11" x 9'
Shower Room	7'6" x 7'
Cloak Room	6'5" x 3'8" reducing to 2'11"





Dining Room





Kitchen



Living Room



Living Room



Dining Room



Vestibule





Kitchen



Kitchen



Games Room (room rear)



Games Room (room rear)



Stairwell



Landing



Landing





Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4





Bathroom



Bathroom



Shower Room



Shower Room



Rear Elevation



Front

## Location

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 ; the National Trusts 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 principle town serving the immediate district is Girvan providing secondary school, general hospital, a variety of shops, ASDA supermarket and an attractive beach 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 has a train station which provides connections north to Ayr, Prestwick Airport and Glasgow and south to Stranraer.

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).

Girvan 13 miles | Newton Stewart 17.4 miles | Ayr 34 miles | Prestwick Airport 40 miles | Glasgow 71 miles

## Directions

Travelling from Girvan take exit signpost A714 at roundabout on south side of town. Continue through the village of Barrhill. At the end of main street turn right onto Knowe Road. Proceed ahead and after passing pair of semi detached bungalows on right turn next right to unmade road and then first right to the Property.

## General

Home Report is available on request.

The Property is connected to mains grid water and electricity. Drainage is to septic tank. The large stone building to the right of the Property is not part of the Property for sale. The Property has a right of access, along with adjacent proprietors over first part of the unmade road. The site plan on page 7 is for illustrative purposes only. This plan is not the title plan.

The planning reference re plot is 15/01218/APP, South Ayrshire Council

**Council Tax:** Band D

**EER:** F (24)

**To view contact**



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Front



Site



Plot behind house



Front elevation







### 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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