



THOMAS MURRAY  
PROPERTY



8 Wallace Terrace  
Barrhill  
KA26 0QS



Rear Elevation



Front Elevation



Living Room



Kitchen



Living Room



Living Room

## 8 Wallace Terrace, Barrhill

3 bedroom end of terrace house with corner garden and situated in a cul de sac

The house comprises

Entrance Vestibule

Hall

Living Room

Kitchen with integrated hob and oven

Shower Room

Dining Room or 3<sup>rd</sup> Bedroom

Upstairs

Bedroom 1

Bedroom 2

Double Glazed. Central heating by oil

The garden is well established, the back garden is mainly in grass and there is paved patio. The back garden runs down toward the bank of the River Duisk

Outhouse/workshop

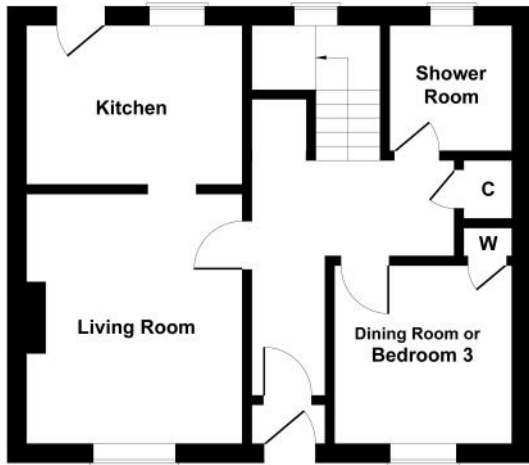
Viewing is advised

Barrhill has a primary school, small shop, bowling green and railway station with connections north to Ayr and Glasgow

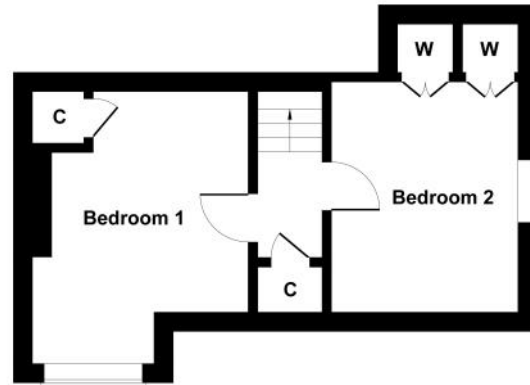
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This area of south west Ayrshire is renowned for its scenery and mild climate. There are excellent golf courses at Girvan and Turnberry. There are good rivers for fishing, the most notable of which in the area is the River Stinchar. Galloway Forest Park and the National Trust's Culzean Castle and Park are within easy driving distance. Girvan provides primary and secondary schooling, a variety of shops, ASDA Supermarket, hospital, railway station and a working harbour with moorings for pleasure craft.

Girvan 12.5 miles | Ayr 33.2 miles | Glasgow 68 miles



GROUND FLOOR



FIRST FLOOR

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



Living Room	14'10" x 12'8" reducing to 11'10"
Kitchen	7'4" x 12'7"
Dining Room / 3rd Bedroom	11' x 10'1"
Bedroom 1	14'9" x 12'11" reducing to 10'9"
Bedroom 2	11 x 10'4"
Shower Room	6'1" x 6'6"
Outhouse	14'4" x 11'3"



Hall



Stairwell



Dining Room / 3rd Bedroom



Shower Room



Bedroom 1



Bedroom 2





Garden



Patio



Front



Front Garden

### Directions

Travelling from Girvan, take the A714, signpost Newtown Stewart/Barrhill. Continue ahead on this road for 12.5 miles. Arriving in the village proceed ahead on Main Street. Turn right at bus shelter, to Wallace Terrace and follow the road into the hammer head where the house is the last house on the left hand side.

### General

Home Report available on request

### Council Tax

Band A

### Energy Efficiency Rating

E (51)

### To view contact



Tel: 01465 713498

Email: [enquiries@thomasmurrayproperty.com](mailto: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 |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) 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. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding 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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