



THOMAS MURRAY
PROPERTY



Woodbine Cottage
13 Glenginnet Road
Barr
KA26 9TU



Back of house and garden



Living Room



Kitchen



Sitting Room/4th Bedroom

Woodbine Cottage, 13 Glenginnet Road, Barr



Living Room



Kitchen

This is a delightful 3 bedroom cottage with its origins dating from circa 1806 with a large established garden and situated in the lovely village of Barr which lies on the edge of the Southern Uplands

The cottage, which is semi detached, is Category C listed and is sited within a Conservation Area

The cottage comprises

Entrance Vestibule

Hall

Spacious Living Room

Kitchen

Bathroom

Sitting Room (or 4th Bedroom)

Back Hall

3 Bedrooms

Rear lean to Porch

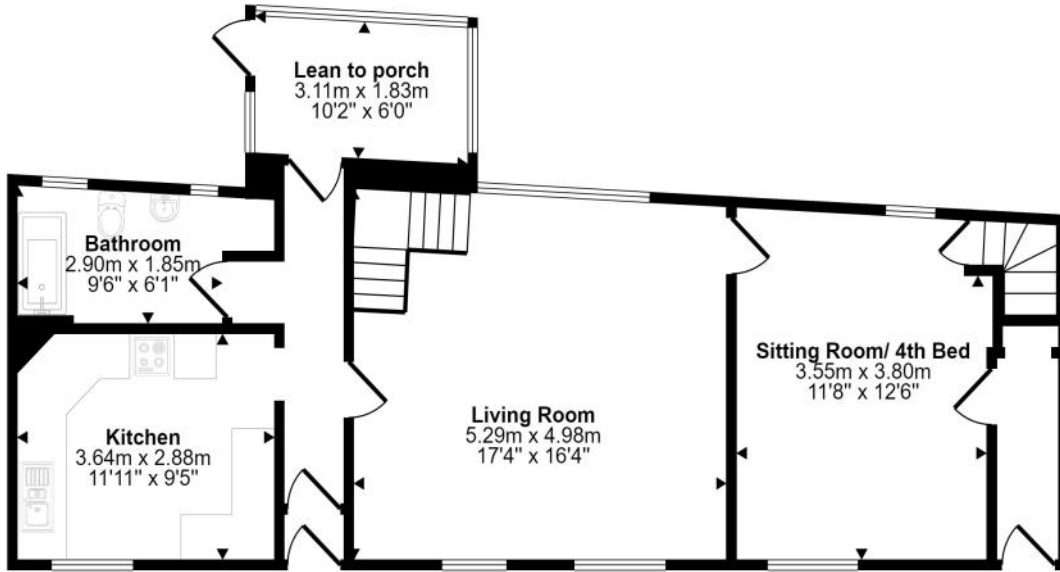
The interior layout offers good flexibility for a single family or for those with extended family Double glazed. Oil central heating. Our client selling advises that the boiler was renewed in December 2019. Our client also advises that there has been work carried out to improve the main slated roof

The garden is mainly in grass with planted areas and backs onto farmland

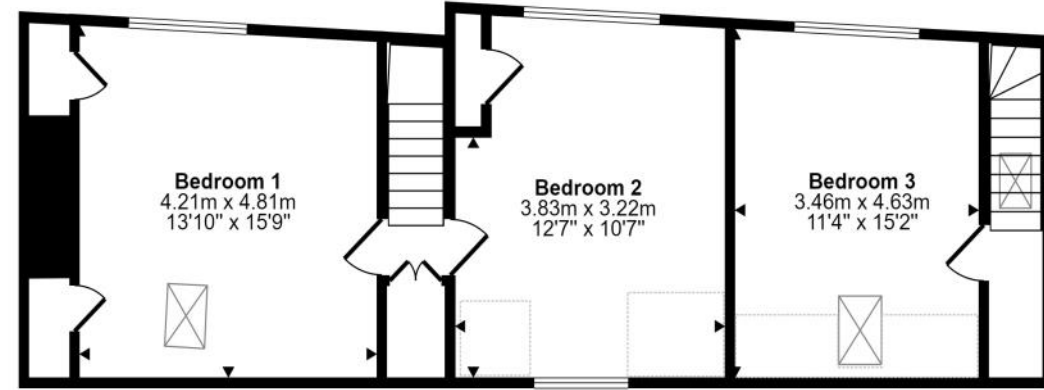
Parts of the cottage do require some general upgrade but this is a lovely cottage in an attractive setting. Viewing is advised

This delightful rural 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; 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. Girvan has a lovely beach, a secondary school, general hospital, a variety of shops, and ASDA supermarket. There is a working harbour with moorings for pleasure craft and a leisure centre comprising gym, swimming pool and soft play area. Girvan has a train station which provides connections north to Ayr, Prestwick Airport and Glasgow.


Approx Gross Internal Area
144 sq m / 1551 sq ft



Ground Floor
Approx 77 sq m / 832 sq ft



First Floor
Approx 67 sq m / 719 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hall



Hall



Sitting Room/4th Bedroom



Kitchen



Bathroom



Hall



Bathroom



Rear Porch



Rear Porch



Stairwell



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Back Hall



Bedroom 3



Bedroom 3



Front Elevation



Rear Elevation



Garden



Garden

Location

Barr has an excellent local primary school as well as a community village store, bowling green and children's play park. Various societies operate from the village community centre. 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)

Directions

On arriving in Girvan travelling south from Ayr on A77 take the first exit at Bridgemill roundabout signpost, B734. Continue on this road to the small settlement known as Old Daily and here turn right signpost Barr. Continue ahead veering left to Barr. Continue 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 where the cottage is located on the right hand side.

Girvan 8.4 miles | Ayr 29.4 miles | Glasgow 65 miles

General Comments

Home report available upon request.

Windows are double glazed some in uPVC casements and others in timber.

The rear porch is not in great condition and at present comprises a timber frame/single glazed under a corrugated Perspex roof

Council Tax Band

D

Energy Efficiency Rating

E (44)

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com



Garden



Garden



Garden



Garden



Front Elevation

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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