



15 The Clachan

Barr

KA26 9TP











15 The Clachan, Barr

Set within the delightful conservation village of Barr, this attractive three-bedroom semi-detached home enjoys a superb setting overlooking the Water of Gregg, with views towards the village and surrounding hillside

From the front of the house there is a particularly pleasant outlook across the village and hills beyond, while the house itself occupies a generous plot with garden ground to three sides, offering excellent outdoor space and potential. The grounds also include a timber garage and two useful outhouses.

The spacious and well-laid-out accommodation comprises

Entrance Vestibule

Hall

Living room

Kitchen

Bedroom 3 / dining room

Shower room

Upstairs

Bedroom 1

Bedroom 2

The property benefits from air-source heat pump central heating, double-glazed windows, photovoltaic panels, and cavity wall insulation, providing an efficient and comfortable home.

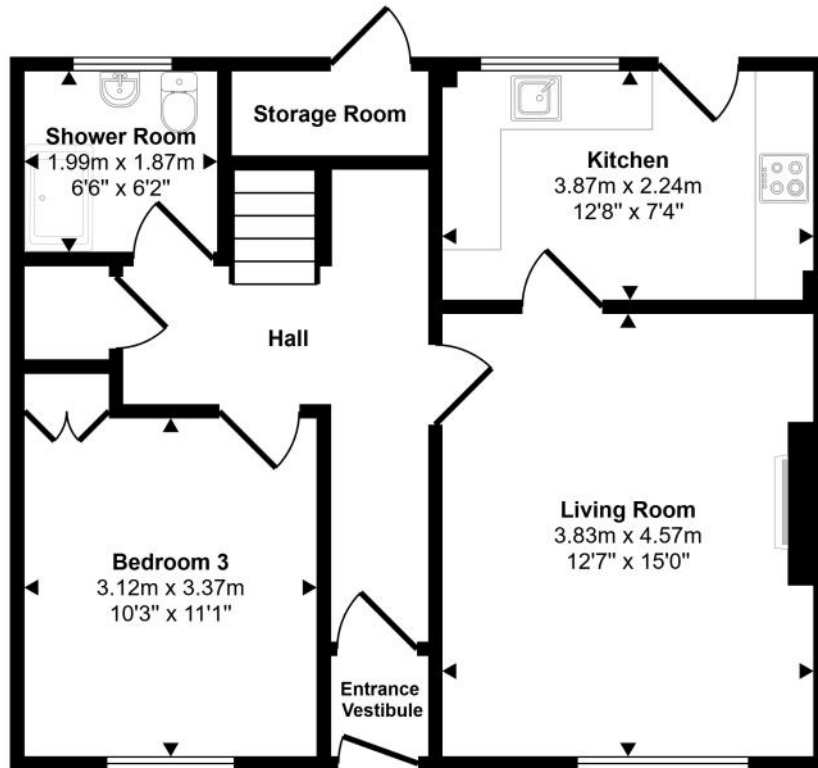
This is a really well-proportioned three-bedroom house in a wonderful rural setting, offering excellent lifestyle appeal and well worth viewing.

Barr is a welcoming village with an excellent local primary school just a short walk away, along with a community village store, bowling green and children's play park. A variety of societies operate from the village hall, with regular local events adding to the strong sense of community. Further information about the village can be found at barrvillage.co.uk.

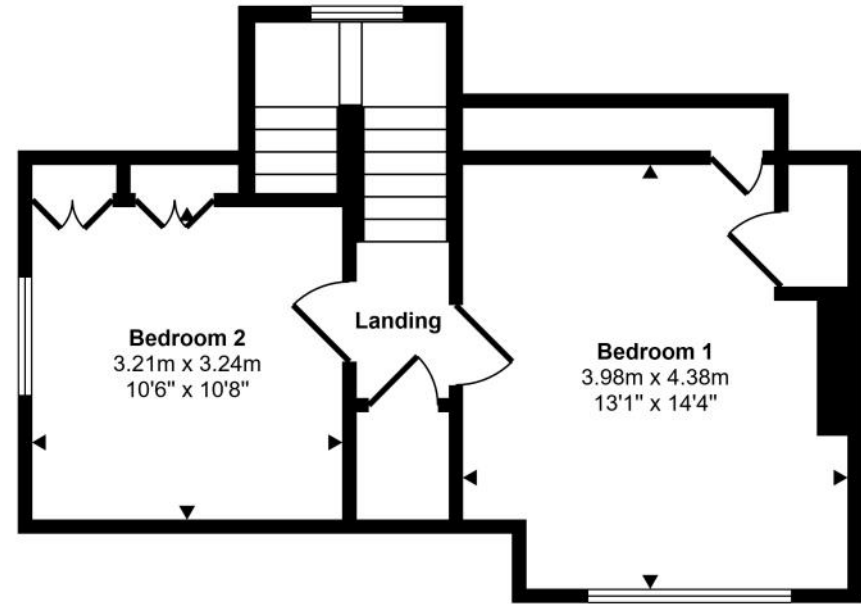
Girvan 8.4 miles | Ayr 29.4 miles | Glasgow 65 miles



Approx Gross Internal Area
95 sq m / 1027 sq ft



Ground Floor
Approx 57 sq m / 614 sq ft



First Floor
Approx 38 sq m / 413 sq ft

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.













Location

This delightful rural locality affords easy access to a wide range of attractions within the surrounding district. These include a variety of scenic hill and coastal walks, cycle routes (including the popular Barr Trails), Loch Doon, the National Trust for Scotland's Culzean Castle and Country Park, and Galloway Forest Park. The area is also well served by excellent golf courses at Girvan and Turnberry, while field sports and fishing are readily available, most notably on the River Stinchar. The nearby town of Girvan offers a good range of everyday amenities including a beautiful sandy beach, secondary school, general hospital, a variety of retailers, and an ASDA supermarket. The town also features a working harbour with moorings for pleasure craft and a modern leisure centre, which includes a gym and swimming pool. Girvan has a railway station providing regular services north to Ayr with connections to Glasgow, making the area accessible while retaining its peaceful rural character.

Directions

At 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 turning first right, Albany Road. Turn first left, The Clachan. The house is a little further along on the left hands side.

General Comments

Home report available upon request.

Council Tax Band

B

Energy Efficiency Rating

D67

To view contact



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Email: enquiries@thomasmurrayproperty.com









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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