



37 Main Street

Barhill

KA26 0QP



Living Room



Kitchen



Living Room



Kitchen

37 Main Street, Barrhill

## Middle Terrace 2 Bedroom House – South West Ayrshire

This middle-terrace two-bedroom house is situated in the village of Barrhill, offering comfortable accommodation and an excellent opportunity for first-time buyers, downsizers, or those seeking a rural retreat.

The accommodation comprises

Entrance Vestibule

Hall

Spacious Living Room | through to the Dining Area,

Kitchen is located to the rear of the property.

Upstairs

Bedroom 1

Bedroom 2

Bathroom

The house benefits from electric heating, double glazing, and is fitted with photovoltaic panels, helping to improve energy efficiency.

Externally, there is a good-sized, level garden, mainly laid to grass

The property has a right of access over a lane at the rear for vehicle access to the garden

The property is well worth a closer look

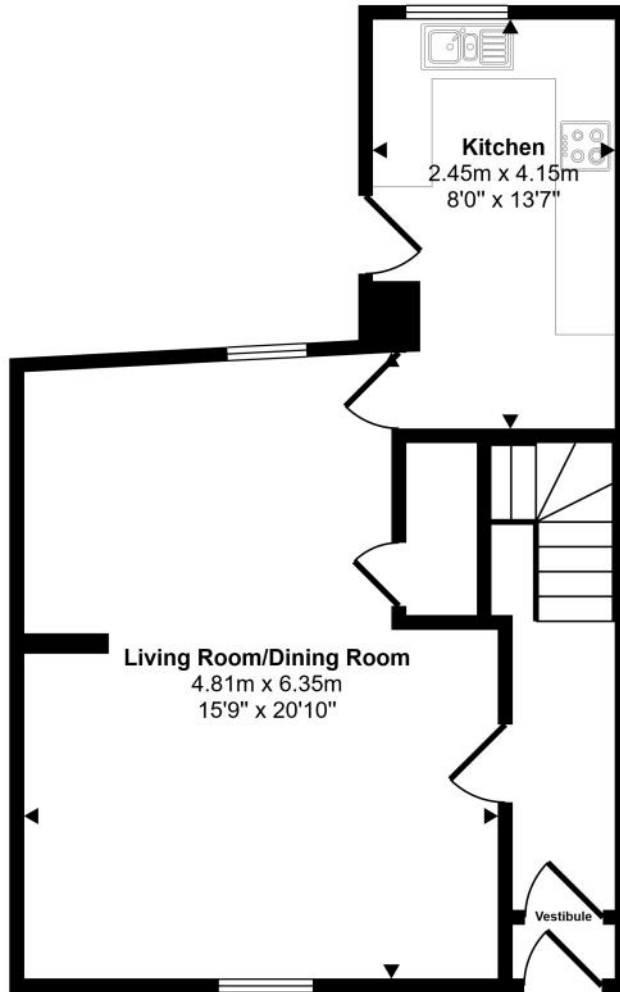
Barrhill village offers a primary school, small local shop, bowling green, and a railway station with connections to Ayr, Glasgow, and Stranraer

This part of South West Ayrshire is renowned for its scenic countryside and mild climate. There are excellent golf courses at Girvan and Turnberry, and the area offers outstanding fishing, including the nearby River Stinchar. Galloway Forest Park and the National Trust's Culzean Castle and Country Park are also within easy driving distance

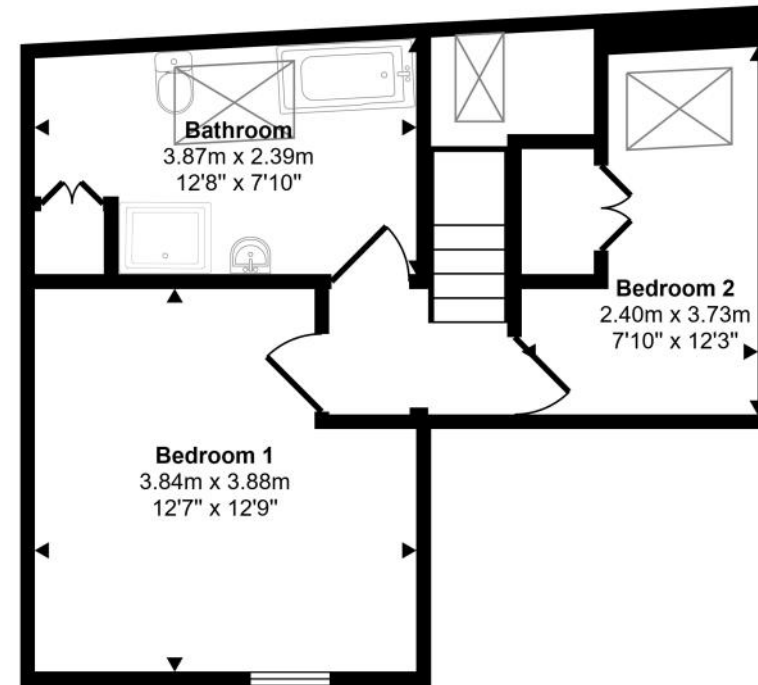
The coastal town of Girvan provides primary and secondary schooling, a wide range of shops including an ASDA supermarket, a hospital, a working harbour with pleasure craft moorings, a railway station, and a beautiful sandy beach

Girvan 12.4miles | Newton Stewart 17.1 miles | Ayr 33 miles | Glasgow 67.8 miles

Approx Gross Internal Area  
84 sq m / 903 sq ft



Ground Floor  
Approx 46 sq m / 494 sq ft



First Floor  
Approx 38 sq m / 409 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.



Hall  
Living Room  
&  
Kitchen





Bedroom 1  
&  
Bedroom 2





Bathroom  
Stairwell  
&  
Landing





Back



Garden

#### Directions

Travelling south from Girvan take exit signpost A714 at roundabout on south side of town. Continue to Barrhill. Proceed ahead on Main Street. The house is located on the left hand side

#### General Comments

Home report available upon request.

#### Council Tax Band

B

#### Energy Efficiency Rating

E41

#### To view contact



**Tel:** 01465 713498

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**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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