

14 Glenginnet Road

Barr

KA26 9TU



View from Top of the Garden



Rear



Back Garden



Living Room



Living Room



Living Room



Dining Kitchen

## 14 Glenginnet Road, Barr

Located within the picturesque village of Barr, Ayrshire, this delightful detached extended cottage offers a rare opportunity to acquire a characterful home set within generous, mature gardens and enjoying a peaceful rural setting.

The accommodation is both flexible and well-proportioned, comprising three double bedrooms, including a convenient ground-floor bedroom and two further doubles on the upper level. The rear-facing living room is a particularly appealing space, benefitting from an abundance of natural light and featuring patio doors that open directly onto the garden.

The property also offers a dining kitchen with ample space for family meals and a lean-to porch to the side, along with a shower room completing the internal layout.

While the interior would now benefit from a degree of modernisation and cosmetic upgrading, this has been reflected in the asking price and presents an excellent opportunity for purchasers to personalise the home to their own taste and style.

Externally, the property is set within substantial and well-established garden grounds, with the rear garden extending to approximately 1207 sq m (13,000 sq ft) The gardens are mainly laid to lawn with a variety of mature trees, shrubs and planting, creating a private and attractive outdoor space.

From the upper section of the garden, there are lovely open views across the surrounding countryside.

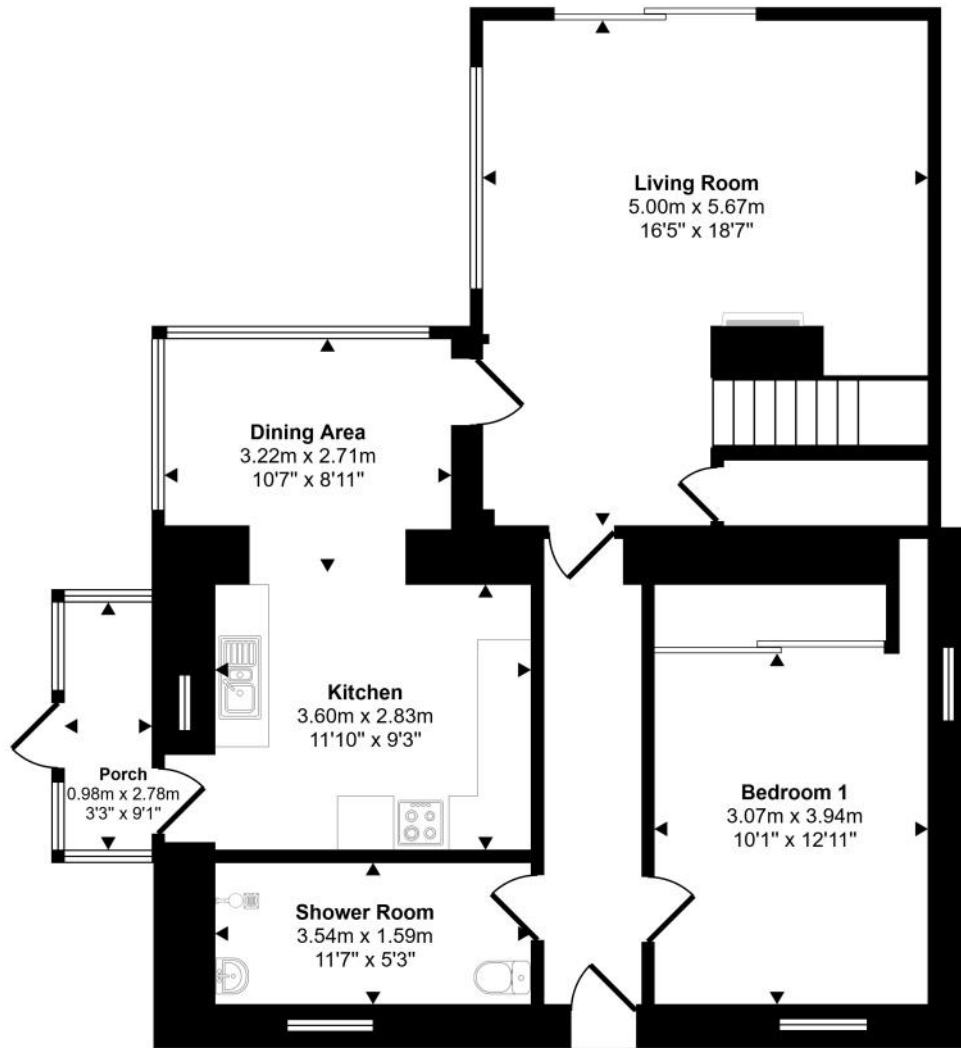
Further benefits include an air source heat pump providing energy-efficient heating, as well as photovoltaic panels contributing toward electricity generation. Windows are double glazed.

This is a wonderful opportunity to acquire a characterful detached home in a peaceful and attractive setting, with excellent potential to enhance and add value.

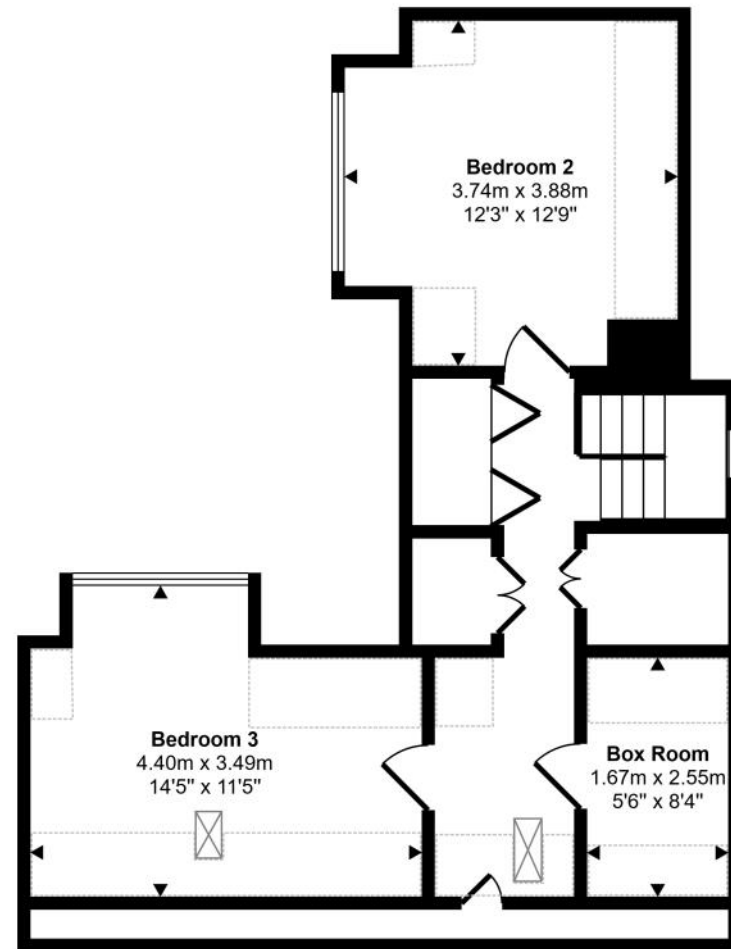
Barr is a charming and historic village with a strong sense of community and scenic surroundings, and the property itself lies within the village's conservation area, helping to preserve its character and appeal. Local amenities include a village shop, primary school and community facilities, with a wider range of services available in nearby Girvan.

Girvan 8.4 Miles | Ayr 21.1 Miles | Glasgow 55.8 Miles


Approx Gross Internal Area  
135 sq m / 1451 sq ft



Ground Floor  
Approx 84 sq m / 900 sq ft



First Floor  
Approx 51 sq m / 551 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.



Living Room



Dining Kitchen



Dining Kitchen



Dining Kitchen



Hall



Hall



Bedroom 1



Bedroom 1



Shower Room



Shower Room



Stair Off Living Room



Stairwell



Landing



Landing



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Side



Side



### Location & Directions

This attractive rural locality provides easy access to a wide range of outdoor pursuits and visitor attractions. These include scenic hill and coastal walks and cycle routes (including the Barr Trails), Loch Doon, Culzean Castle and Country Park, and Galloway Forest Park. The area is also well known for field sports and fishing, with the River Stinchar being one of the most notable rivers in the district. Girvan offers a good range of amenities including a beach, secondary school, general hospital, a variety of shops and an ASDA supermarket. The town also benefits from a working harbour with moorings for pleasure craft and a leisure centre which includes a gym and swimming pool. A railway station in Girvan provides regular services north to Ayr, Prestwick Airport and Glasgow.

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 house is located on the lefthand side.

### General Comments

Home report available upon request.

The property would benefit from a degree of general modernisation and upgrading, which has been reflected in the asking price. It is understood that the property will be sold as seen with no warranties provided in respect of its condition.

The garden dimensions have been estimated by pacing and are provided for guidance only.

**Council Tax Band | E    Energy Efficiency Rating | E (42)**

### 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.





Back Garden



Back Garden



Back Garden



View from Back Garden



Front Garden





Front Garden

### 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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