





## The Old School House, Loans

We are delighted to bring to the market the Old School House. Formerly the village school house, this handsome extended stone-built Victorian property has been sympathetically converted into a single dwelling, offering spacious and versatile accommodation throughout. Positioned on a corner plot located in the centre of the Village of Loans, the property offers mature landscaped gardens and ample off-street parking. The house will suit a wide variety of buyers and would make a wonderful family home or holiday home. Viewing is highly recommended.



In more detail, the property comprises of a large entrance hallway providing access to all main apartments on the ground floor. The spacious living room can be found to the right of the property offering views across the front and rear gardens. The large living room benefits from double aspect windows flooding the area with natural light and a staircase that leads to the first floor. To the left of the hallway you will find a large kitchen/diner. The modern kitchen consists of an array of wall and floor mounted units, double Belfast sink, eight ring range cooker and space for white goods. The dining space is filled with natural light and benefits from views out onto the front garden. An external door leads to the rear garden and driveway.

The sleeping accommodation consists of three bedrooms. Bedroom one and two are located on the ground floor off the hallway. Bedroom one is currently used as a snug room and offers views over the rear garden. Bedroom two is a double bedroom with views over the rear garden. Completing the ground floor accommodation, you will find a family bathroom, complete with bath, over bath shower, wc and wash hand basin.

Stairs from the ground floor lead to the first floor where you will find a large open plan space. The space consists of a large study area and bedroom three which is a double bedroom. A door from the bedroom area leads to a mezzanine level where you will find a ensuite shower room. The shower room consists of quadrant shower, wc and sink.

The property further benefits from having gas central heating and double glazing.

Externally to the front you will find a mono block path that leads to the front door of the property. To the right of the property you will find a grass lawn, shrub borders and space for a timber shed. To the left you will find a decorative stone chipped area. At the rear you will find an enclosed lawn area and mature shrub borders. Also to the rear of the property you will find a large mono block driveway offering off street parking for several vehicles.



Below: Living Room



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01292 690 940  
or  
Email: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
Ref No. : BRU3052



Below: Kitchen/Diner



Below: Kitchen





Below: Kitchen



Below: Bathroom    Right: Hallway





Below: Snug/ Bedroom One    Right: Hallway



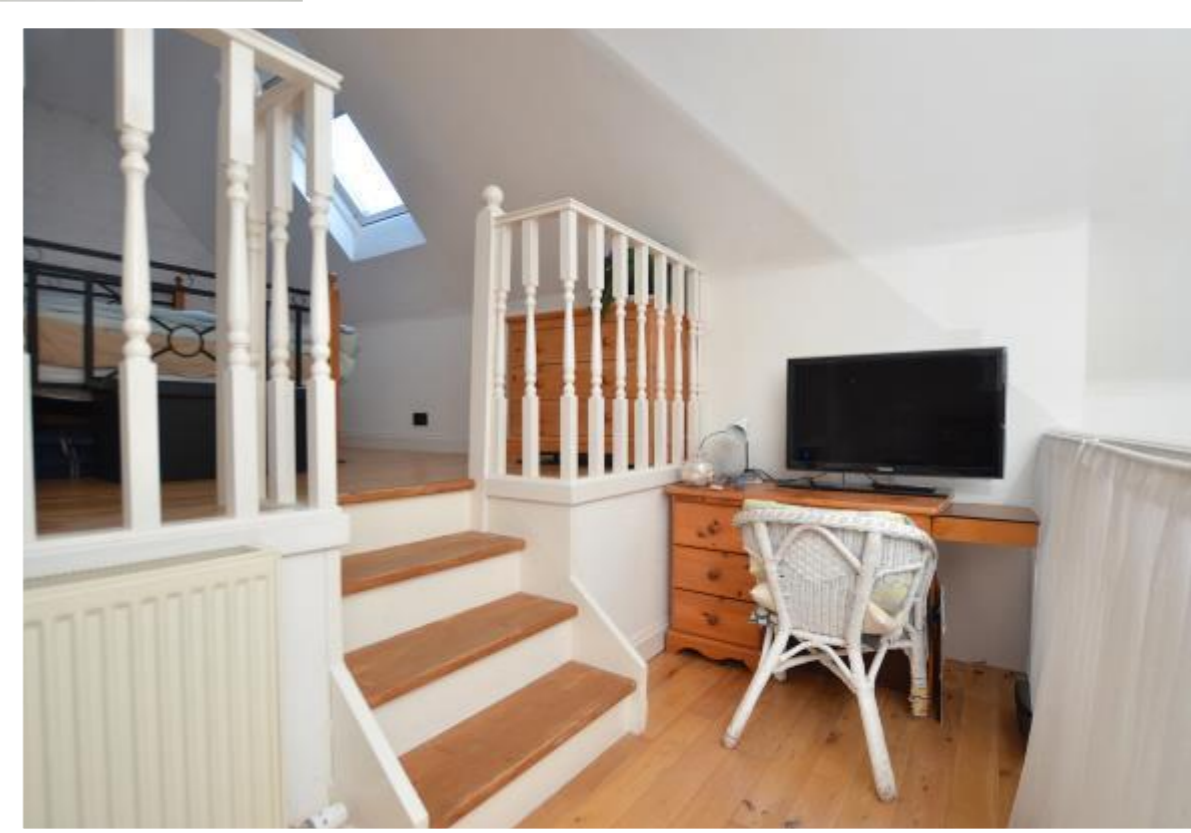


Below: Bedroom Two





Below: Study Area





Below: Bedroom Three



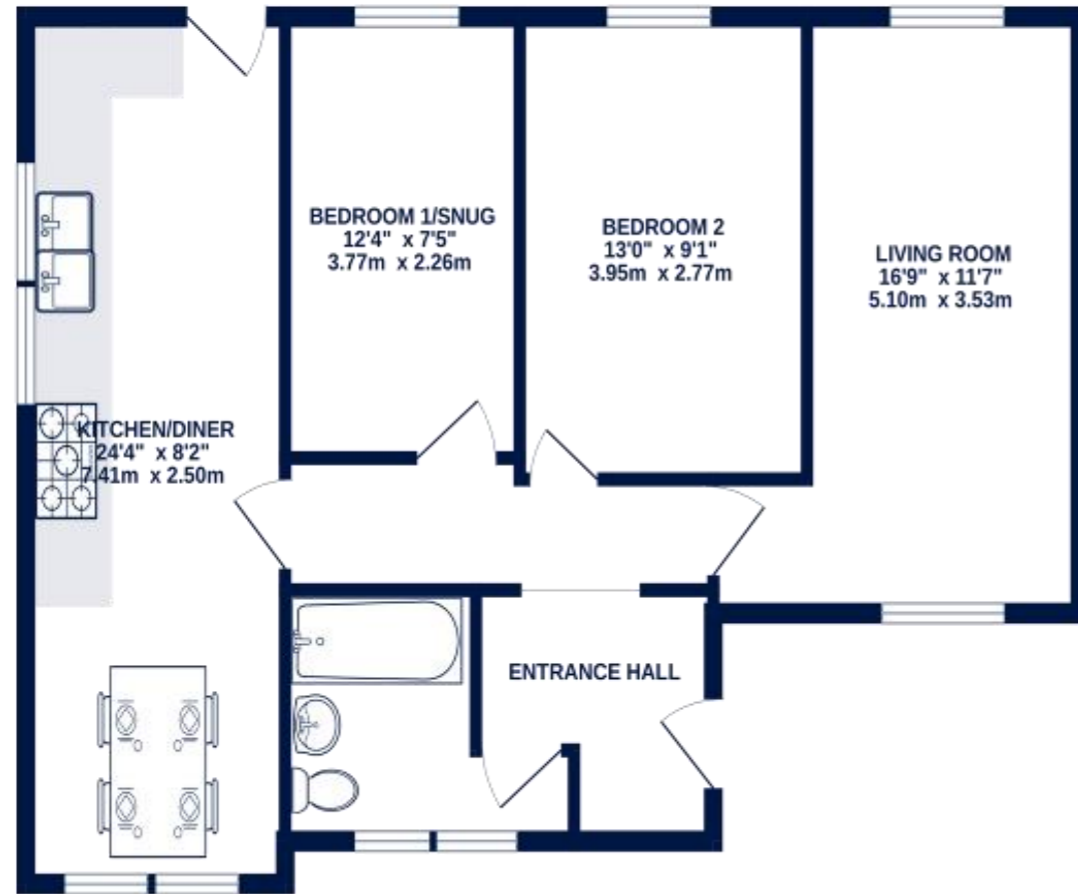


Below: Ensuite Shower Room

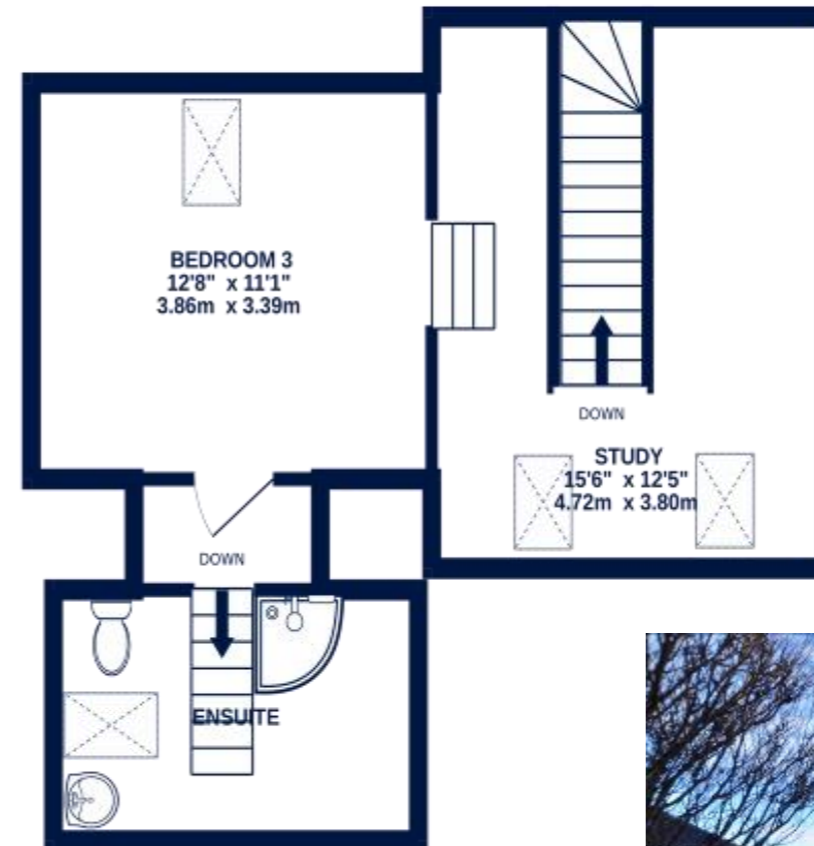




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Below: Rear Garden









## GENERAL REMARKS

### Services:

The property has mains water, drainage and electricity. Heating is by gas central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

### EER Rating:

EER: D(60)

### Council Tax:

The property is band D and the amount of council tax payable for 2023/2024 is £1,955.45  
South Ayrshire Council Tel: 0300 123 0900.

### Viewing:

Strictly by appointment with Bruach Property Ltd ,1 Templehill , Troon, KA10 6BQ  
Tel:01292 690 940 or Email [info@bruachproperty.com](mailto:info@bruachproperty.com)

### Possession:

Vacant possession and entry will be given on completion.

### Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

### Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

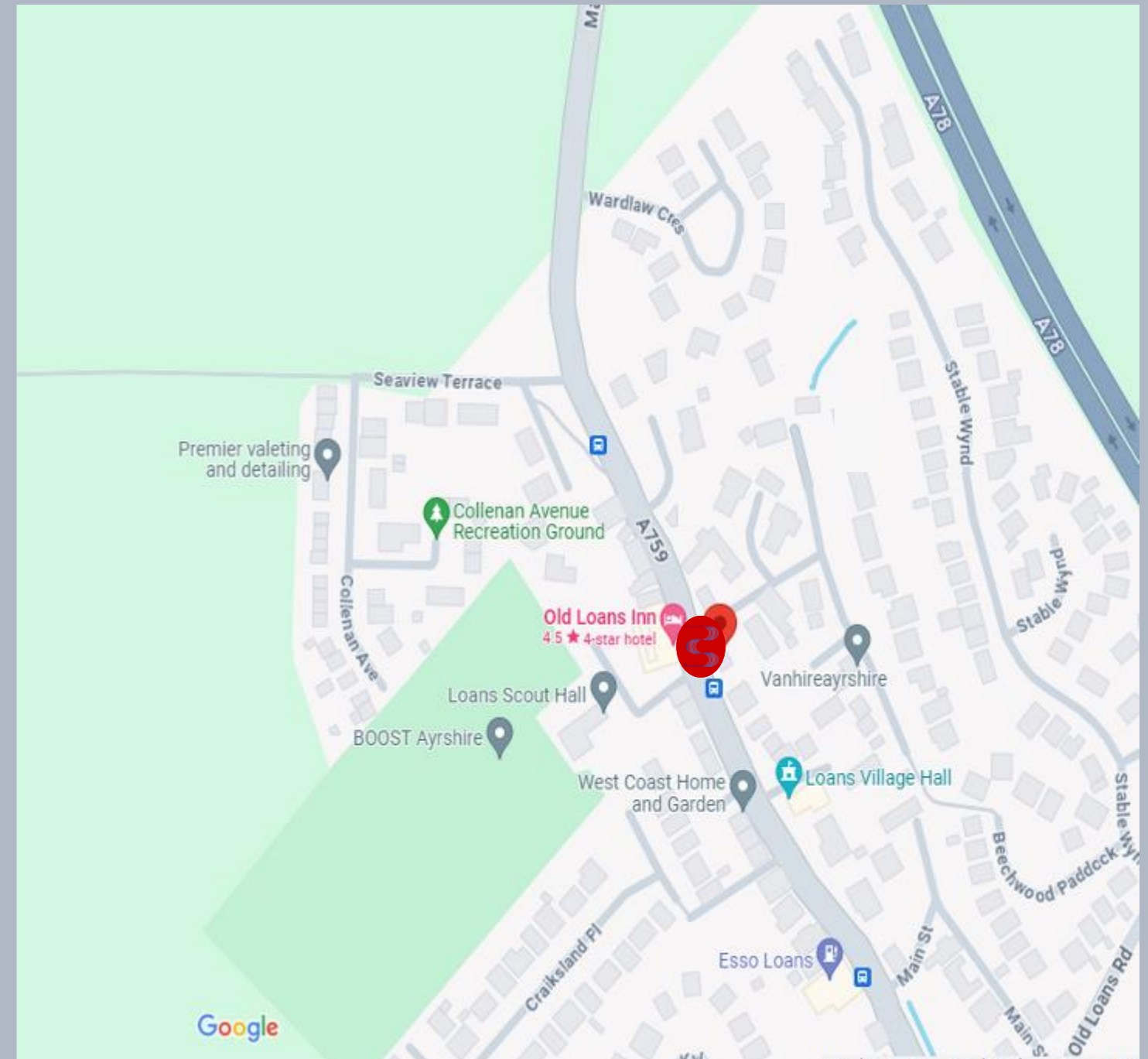
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

### Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





Below: Driveway/Entrance







## I'm interested!

To find out more about the property in the schedule or to arrange a viewing email [info@bruachproperty.com](mailto:info@bruachproperty.com) or give us a call stating the address in the title of the email or call.

## Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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### GIRVAN

**31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU**

**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01655 331 616 | F: 01465 238002**

### TROON

**1 Templehill | Troon | South Ayrshire | KA10 6BQ**

**E: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
T: 01292 690940 | F: 01292 737 570**

#### Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in viewing property, inspecting properties that have been sold, let or withdrawn. Photographs and particulars were taken in December 2023.