



THOMAS MURRAY  
PROPERTY



Sunnyside

Glenginnet Road

Barr

KA26 9TU











Living Room



Dining Room



Kitchen





Living Room



Dining Room

## Sunnyside, Glenginnet Road, Barr

This is a charming, detached 4 bedroom house standing in a delightful garden extending to approx. 0.5 acre

Integrated garage

The attractive, established grounds comprise lawn, drive and parking, planted bank with steps and paved terrace

This large house has its origins dating from circa early 1900s substantially extended around 1990

The house comprises

Entrance Hall

Living Room

Dining room

Dining Kitchen

Back Porch

Study

Bedroom 1

Bedroom 2

Bathroom

Cloak Room

Upstairs

Bedroom 3

Bedroom 4

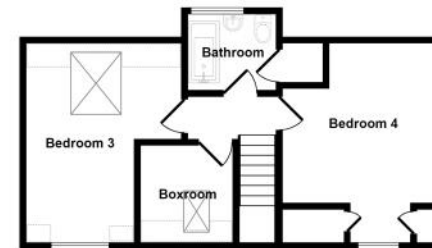
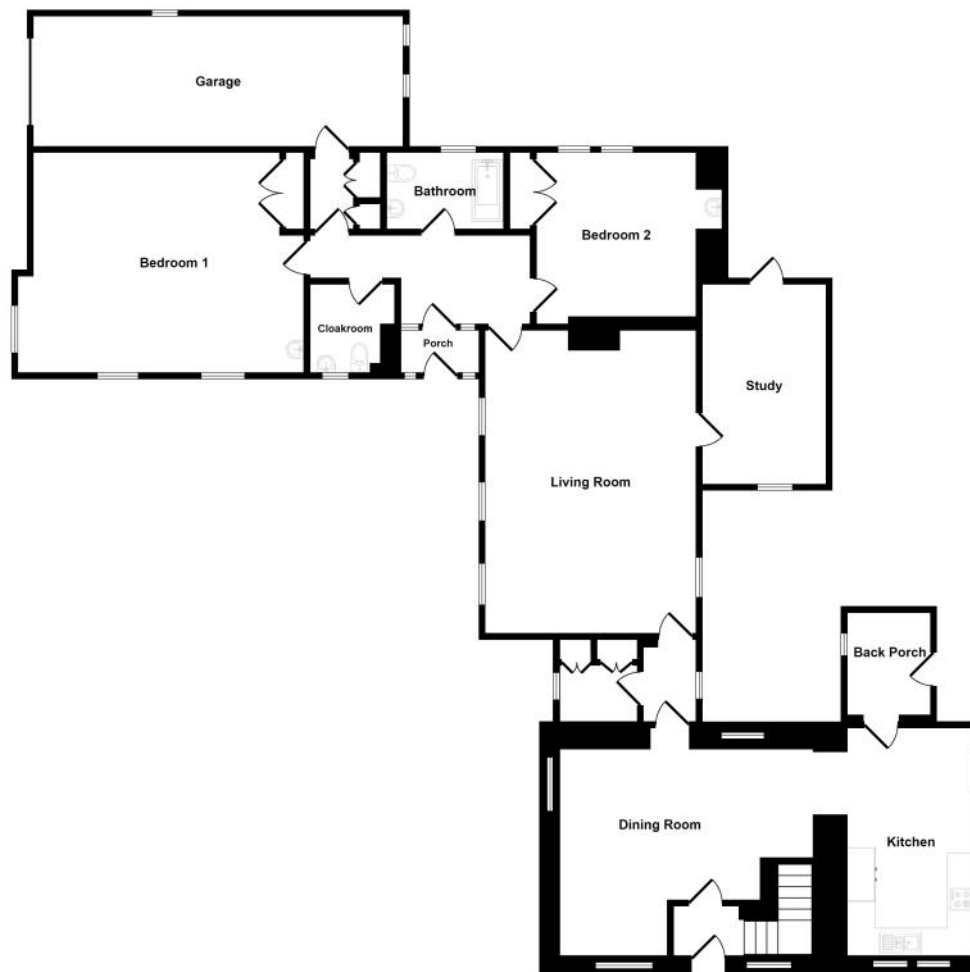
Bathroom

Boxroom

From the Entrance Hall there is a link hallway which connects to the integrated garage

From the top of the garden is a super view, south across the village toward the surrounding hills

An impressive property in a lovely setting within a Conservation village



Sitting Room/Dining Room	15'2" reducing to 11'3" x 18'6"
Kitchen	17'6" x 9'6"
Rear Porch	7'6" X 6'4"
Store	4'1" X 6'
Living Room	23'5" x 15'10"
Study	14'9" x 9'2"
Bedroom 1	15'11" x 21'17"

Bedroom 2	11'11" x 12'5"
Bathroom	5'7" x 8'8"
Cloakroom	5'5" x 6'3"
Bedroom 3	12'2" x 8'1" & 5'7" x 3'7"
Bedroom 4	11' reducing to 8'6" x 11'9" & 3'4" x 4'6"
Bathroom	5'6" x 7'2"
Box Room	5'6" x 7'
Garage	9'10" x 27'



Kitchen



Living Room



Dining Room



Kitchen



Study



Entrance Hall



Entrance Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Study



Kitchen



Cloakroom



Front Vestibule



Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4





Bathroom



Box Room



Back Porch



Rear of House



### 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 and events are held from time to time. The village has its own website: [barrvillage.co.uk](http://barrvillage.co.uk).

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, The Quay Zone, comprising gym, swimming pool and soft play area. Girvan has a train station which provides connections north to Ayr, Prestwick Airport and Glasgow.

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 house is located on the lefthand side.

Girvan 8.4 miles | Ayr 29.4 miles | Glasgow 65 miles





### General

Home Report available upon request

The house is heated by part LPG and part electric storage heaters. Windows are a variety of single glazed and older vintage double glazed units in timber casements

The aerial photograph of the property used on page 2 is published by kind permission of the owner of the property. The image was not recorded recently.

The plan showing the extent of the property delineated in red is our understanding of the extent of the property but it is not the title plan.

### Council Tax

F

### Energy Efficiency Rating

G (17)



### 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.

SUNNYSIDE



### 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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