



## Braeside Cottage, Glenginnet, Barr

Bruach Property are delighted to offer to the market Braeside Cottage, Glenginnet Road, Barr. This outstanding 4-bedroom cottage is in walk-in condition and is ideally located in the picturesque village of Barr. The property can be found within a generous sized plot offering privacy within elevated garden grounds. The property's size and peaceful setting would suit a family or retiree. Viewing is Highly recommended.



The welcoming entrance hallway has a stair case leading to the first floor and provides access to the living room to the left, and the study/bedroom one to the right. A shower room and modern kitchen/diner and conservatory can be found to the rear of the property. The living room is bright and spacious with feature fireplace with log burner and window overlooking Glenginnet Road. To the rear of the property you will find a modern kitchen/diner fitted with wall and floor mounted units, integrated double oven, gas hob and stainless steel sink. From the kitchen the conservatory can be accessed which offers lovely views over the rear garden. A door from the conservatory leads to an external room that is currently used for storage. To the front of the property you will find a large study/ bedroom one with adjacent sewing room offering views to the rear. Completing the downstairs accommodation is a shower room which can be accessed from the rear hallway.

On the upper floor there are three bedrooms. Bedrooms two and four are double bedrooms and offer views to the front of the property and surrounding countryside. Bedroom three is also a double bedroom and overlooks the rear garden. Completing the accommodation on the upper floor is a luxury tiled bathroom, fitted with jacuzzi bath, separate shower enclosure, wc and wash hand basin.

Externally the property benefits from an extensive well stocked mature garden grounds which include extensive area of lawn, mature trees, shrubs patio seating areas to take advantage of this peaceful tranquil setting. The property also benefits from an elevated section of lawn at the top of the Garden providing stunning country views of the surrounding hills.

The property further benefits from LPG central heating and double glazing.



Below: Living Room



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01465 715 065  
or  
Email: [girvan@bruachproperty.com](mailto:girvan@bruachproperty.com)  
Ref No. : BRU3051

Below: Bedroom One/Study Bottom Right: Sewing Room



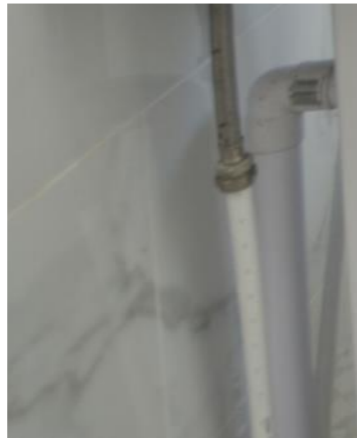
Below: Kitchen



Below: Conservatory



Below: Bathroom



Below: Bedroom Four





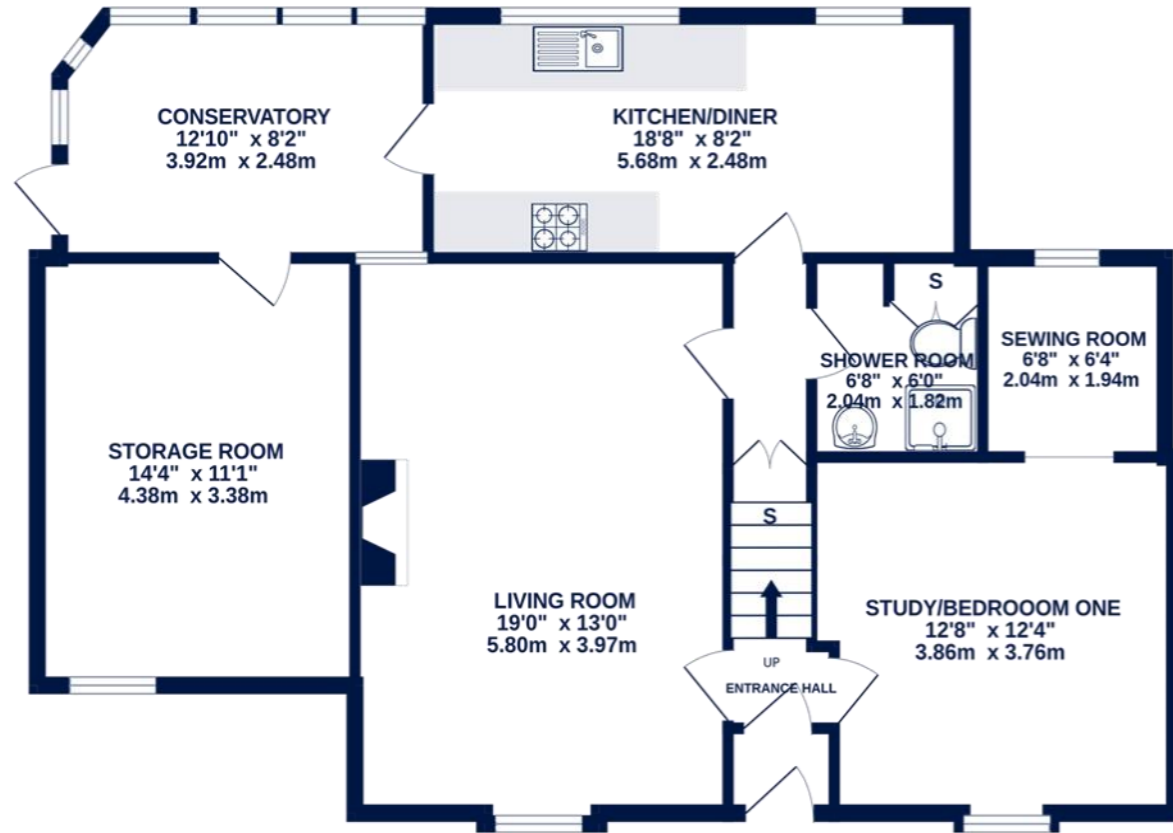
Below: Bedroom Two



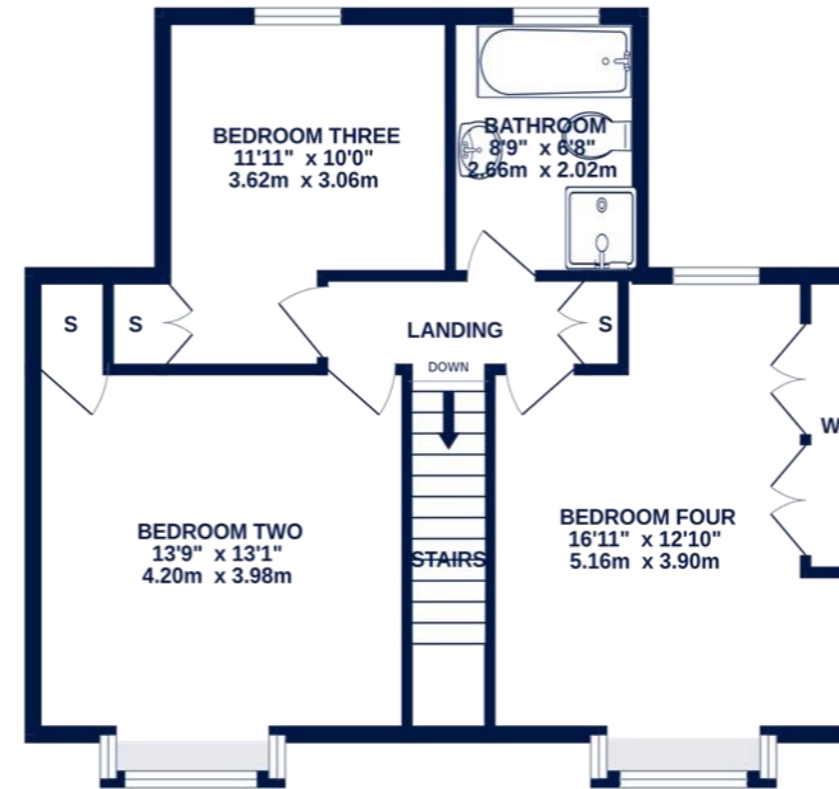
Below: Bedroom Three



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.



## 7 Glenginnet Road, Barr

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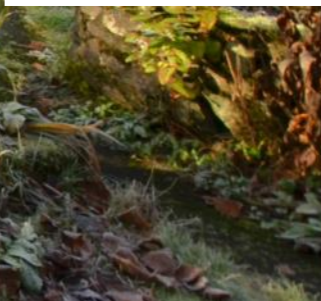
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The property further benefits from a LPG central heating and double glazing and cycling in the area, including the world renowned Culzean Castle and Country Park.



Below: Rear Garden



Below: Rear Garden



## GENERAL REMARKS

### Services:

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

### EER Rating:

EER: F(32)

### 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 , 31 Dalrymple Street, Girvan,KA26 9EU  
Tel:01465 715065 or Email girvan@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.

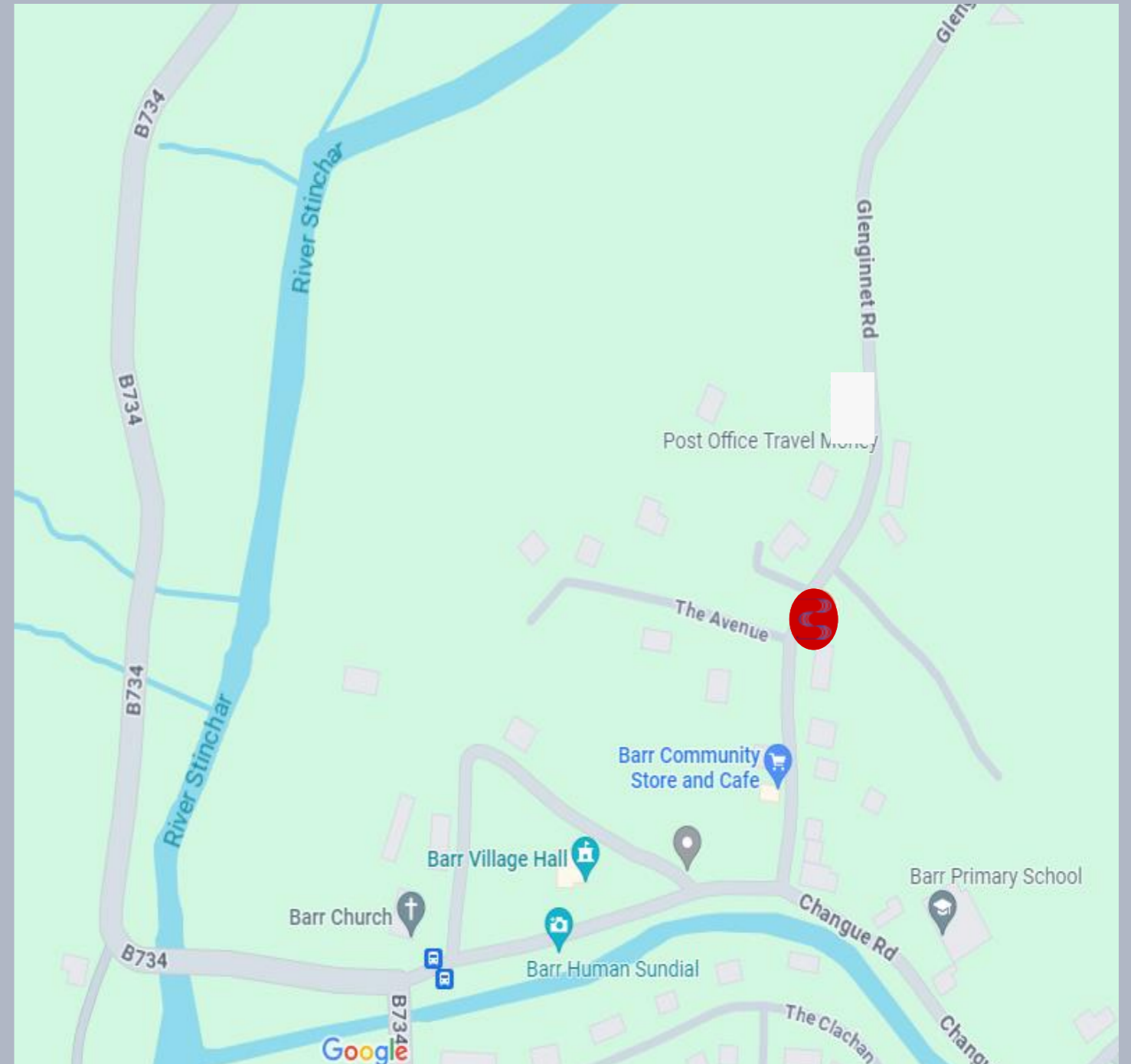
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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: Rear Garden



Barr is a beautiful conservation village set amid the Carrick Hills beside the converging rivers Stinchar and Gregg. The village is surrounded by stunning scenery and is located away from the beaten track. Barr has an excellent local primary school as well as good local amenities including community village store, and bowling green. Girvan is about 8 miles away with a railway station, supermarket and secondary school. Ayrshire is renowned for its many golf courses including Trump Turnberry (about 22 miles). There are wonderful opportunities for walking and cycling in the area, including the world renowned Culzean Castle and Country Park.





## 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, inspecting properties or that have been sold, let or withdrawn. Photographs and particulars were taken in November 2023.