



16 Main Street, Barrhill

16 Main Street, Barrhill is a spacious three/four bedroom semi-detached property, complemented by substantial stone outbuildings and set within the sought-after country village of Barrhill. The accommodation is arranged over two levels and offers a flexible, well-proportioned layout, presented in good condition throughout. Of particular note is the large stone outbuilding, which offers excellent potential for development, subject to the appropriate consents. This versatile property will appeal to a wide range of purchasers seeking generous living space with future development opportunities. Early viewing is highly recommended.



The accommodation is accessed via an entrance hall, which leads to an internal hallway with stairs rising to the first floor. To the right of the hallway is a bright and spacious living room featuring a fireplace with an electric stove. This room offers excellent flexibility for a variety of furniture layouts and could alternatively be utilised as a fourth bedroom if required.

To the left of the hallway is a generous lounge with a useful storage cupboard. This versatile space allows for flexible furniture arrangements and enjoys a window overlooking the front of the property. An opening from the lounge leads through to a large kitchen/dining area, with a further door providing access to the utility room.

The kitchen/diner is fitted with a range of floor and wall-mounted units, complementary worktops, a sink, space for a freestanding cooker, and space for white goods. Adjacent to the kitchen is the utility room, which includes an additional sink, space for further appliances, and an external door providing access to the rear garden.

A staircase from the ground floor leads to a bright first-floor landing. The upper level comprises three well-proportioned double bedrooms and the family bathroom. Bedroom one is positioned to the rear of the property and enjoys open views across the garden and beyond. Bedrooms two and three are located to the front, with outlooks over the main street. The family bathroom is fitted with a WC, wash hand basin, bath, and over-bath shower.

The property further benefits from double glazing and oil-fired central heating.

Externally, the rear of the property features an enclosed garden with off-street parking, accessible from a rear lane. Located within the garden are substantial stone-built outbuildings, offering excellent potential for redevelopment, subject to the appropriate consents. Access to the garden can also be gained from the right-hand side of the property via a side gate.



Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel: 01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3173

Below: Lounge



Below: Kitchen/ Diner



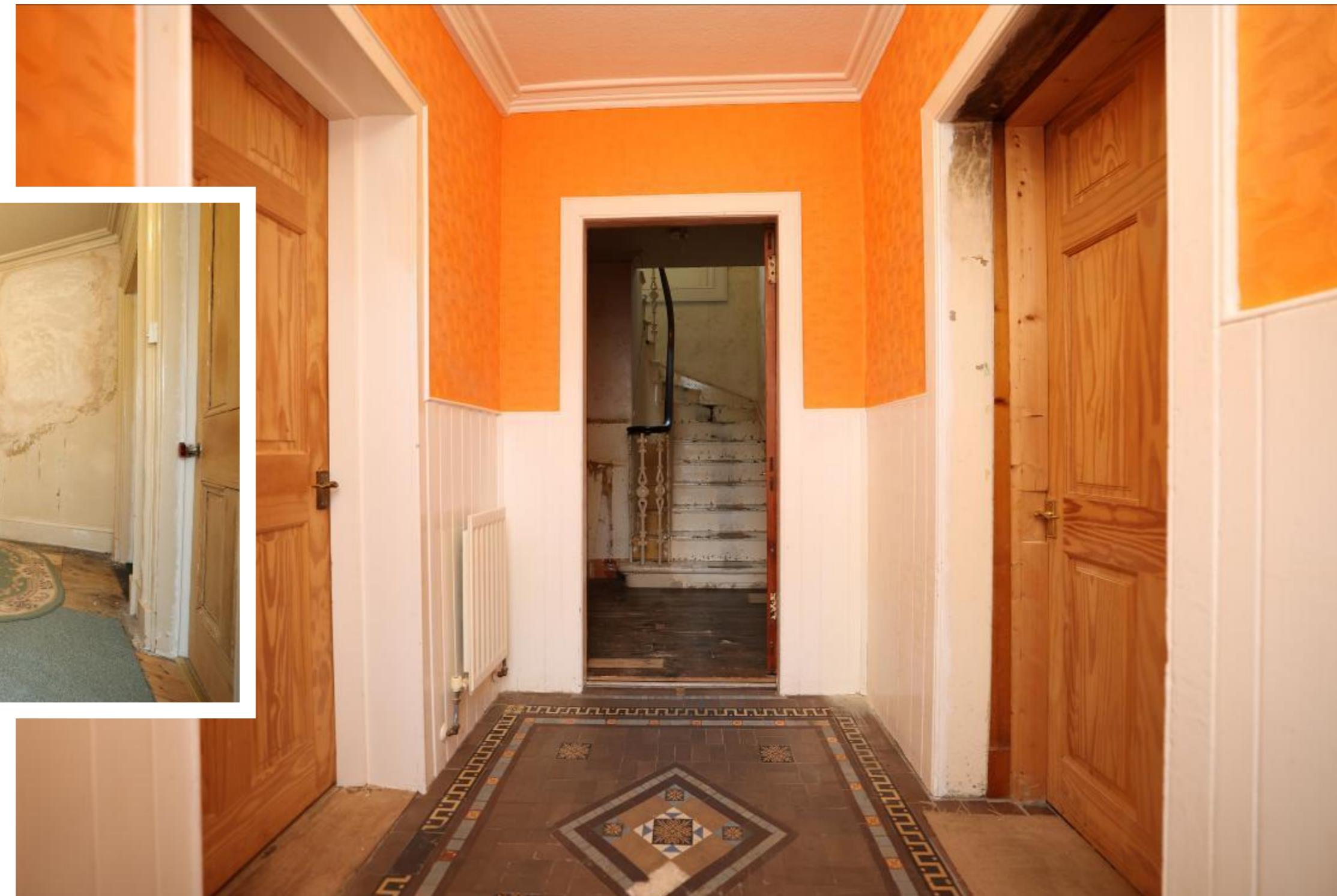
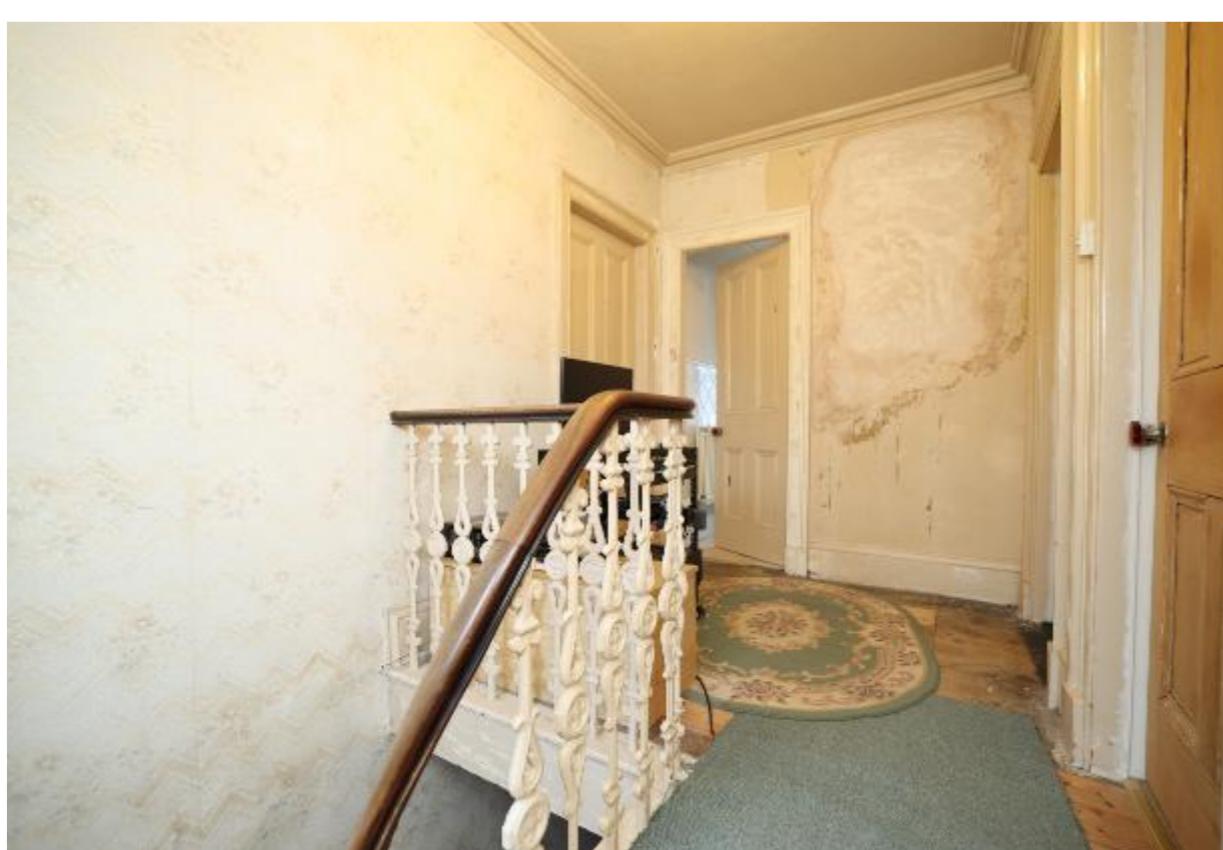
Below: Kitchen



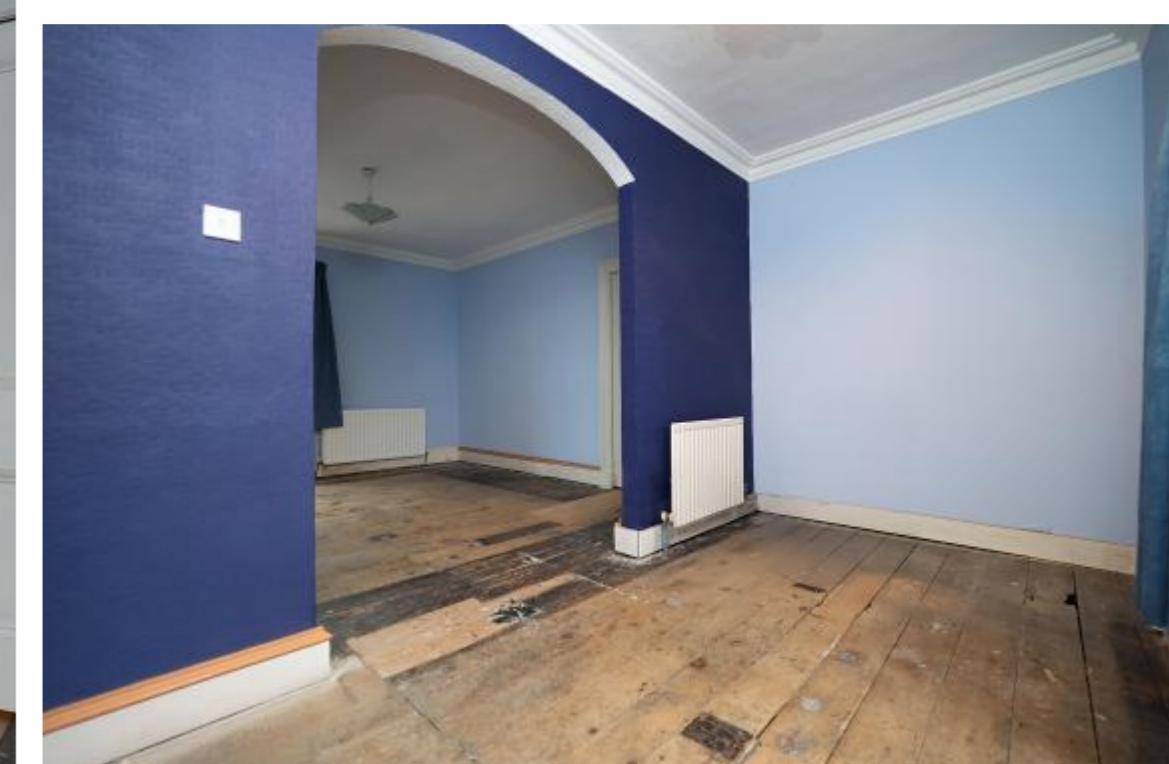
Below: Utility Room



Below: Bedroom Two



Below: Bedroom



Below: Bedroom

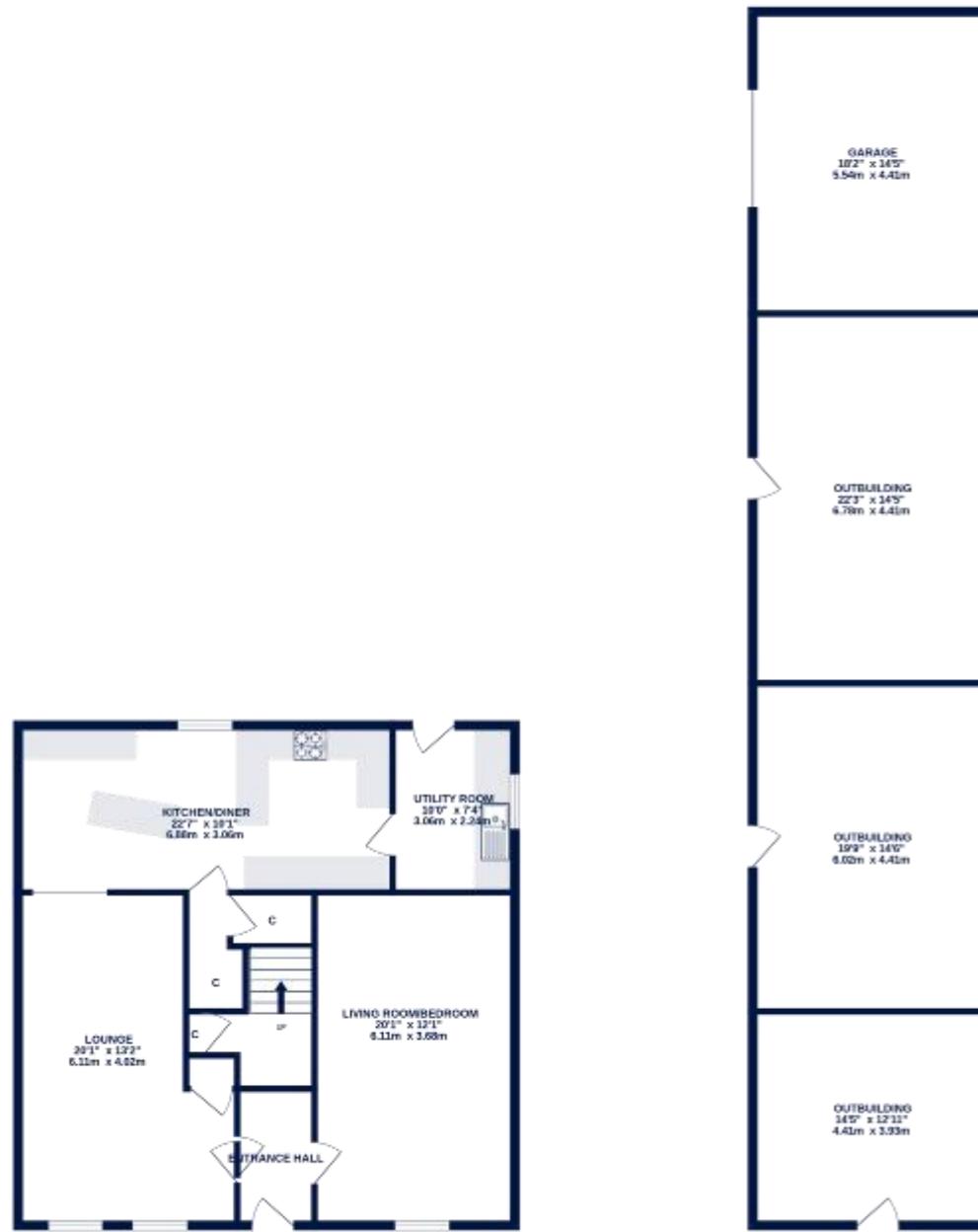


Below: Bathroom



ACCOMMODATION LAYOUT

GROUND FLOOR



FIRST 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



Below: Rear Garden





Barrhill is a charming rural village set amidst the rolling countryside of South Ayrshire, offering a peaceful lifestyle surrounded by outstanding natural beauty. The immediate area provides excellent opportunities for country walks, cycling, and a wide range of outdoor pursuits. The region is rich in scenic and historical interest, with notable attractions including the Galloway Dark Sky Park, renowned for its exceptional stargazing.

Despite its tranquil setting, Barrhill is well positioned for access to nearby towns. Newton Stewart, located approximately 20 miles to the south, offers a wider range of amenities including supermarkets, shops, schools, and healthcare facilities. The coastal town of Girvan lies around 24 miles to the north and provides further services, a harbour, sandy beach, and additional leisure facilities.



GENERAL REMARKS

Services:

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

EER Rating:

EER: E54

Council Tax:

The property is band C and the amount of council tax payable for 2025/2026 is £1,928.71 .

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.

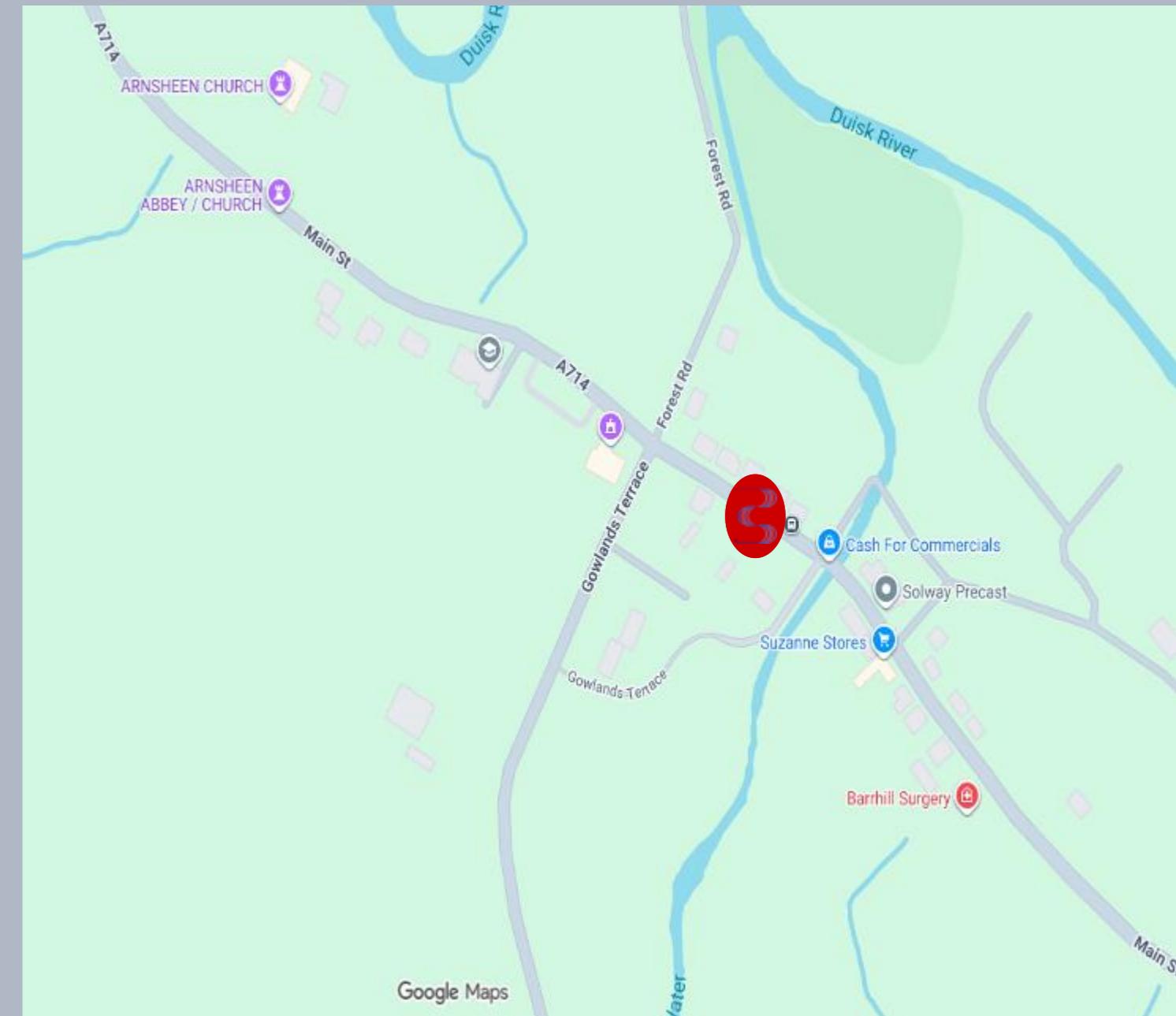
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.





I'm interested!

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

What's my property worth?

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



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GIRVAN

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TROON

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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.

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No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in Feb 2026