



## 26 The Clachan, Barr

We are delighted to bring to the market 26 The Clachan Barr, a lovely three bedroom semi-detached house with picturesque views situated in the conservation village of Barr, nestled in the Carrick hills. This property is a fantastic acquisition for a variety of purchasers as the property offers flexible layout of accommodation with the opportunity to extend subject to the appropriate consents. Barr is a quiet village situated just outside the town of Girvan, approximately 8 miles away which features all local amenities including petrol stations and supermarkets.



In more detail, the accommodation comprises of an entrance vestibule, L shape entrance hallway, living room, kitchen, bedroom one/dining room, bathroom and the upper floor with two double bedrooms. The living room is located to the front of the property offering fantastic views across the village and gives potential for a range of furniture configurations. The living room further benefits from having a feature fire place with open fire with back boiler. The kitchen is located to the rear of the property off the living room with access to the garden. The kitchen has been fitted out with streamline work surfaces and offers a range of floor and wall mounted units, free standing cooker, and space for white goods. To the front of the property is bedroom one, which is currently used as dining room with fantastic views across Barr. Completing the accommodation on this floor is the partially tiled bathroom with sink, WC and bath with power shower over bath.

On the upper level, you will find two spacious bedrooms and a WC. Bedroom two is double bedroom with dormer window overlooking the front of the property with storage cupboard. Opposite is bedroom three also a double with built in wardrobe and views across the surrounding countryside.

The property benefits from storage heating, coal fire back boiler with radiators and double glazing, helping to ensure a warm environment all year round. The property also has two external storage cupboards.

Externally, the enclosed back garden has a large lawn and decorative stone chipped patio, mature shrubs and offers views over the surrounding countryside. There is also a paved driveway located to the rear of the property providing off street parking for several vehicles. The garden to the front is laid to grass lawn with paved path, making it easy to maintain and completing this attractive home.



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. : BRU3050

Below: Kitchen



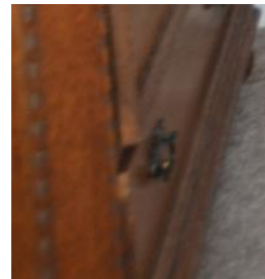
Below: Hallway and stairs to first floor



Below: Bedroom One / Dining Room



Below: Bedroom Two



Below: Bedroom Three





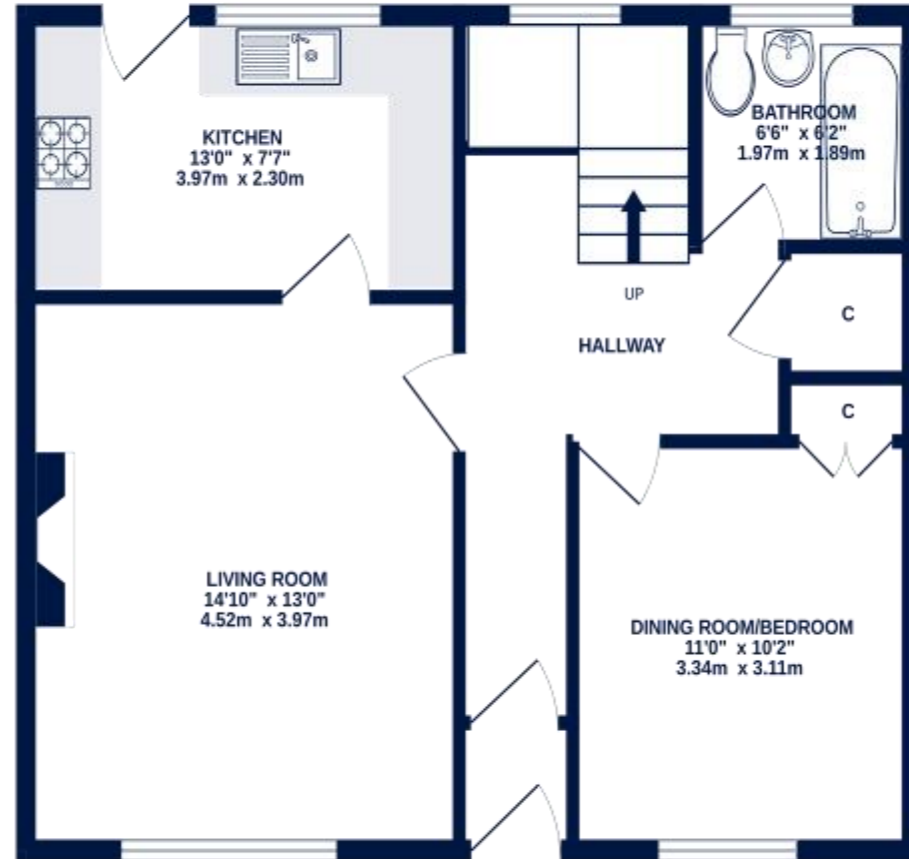
Below: Bathroom



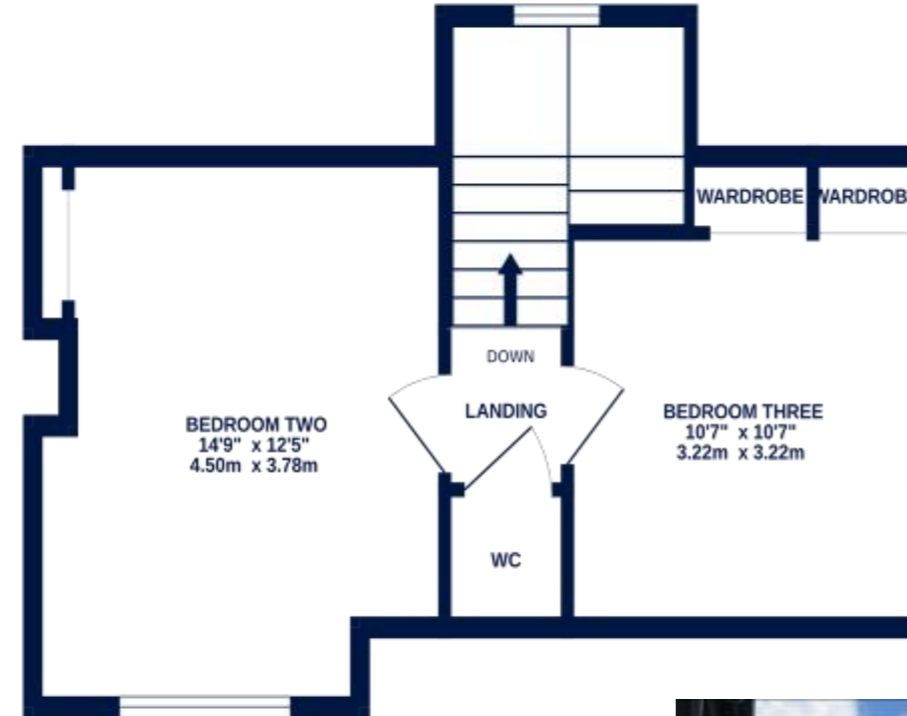
Below: Rear Garden



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: Front Garden



### Situation

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), which hosted the Open Championship in 2009 and the seniors in 2012. There are wonderful opportunities for walking and cycling in the area, including the world renowned Culzean Castle and Country Park.

## GENERAL REMARKS

### Services:

The property has mains water, drainage and electricity. Heating is by electric storage heating and by a coal fire back boiler with radiators. 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 B and the amount of council tax payable for 2023/2024 is £1,520.91  
South Ayrshire Council Tel: 0300 123 0900.

### Viewing:

Strictly by appointment with Bruach Property Ltd ,31 Dalrymple Street, Girvan, KA26 9EU  
Tel:01465 715 065 or Email [girvan@bruachproperty.com](mailto: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.

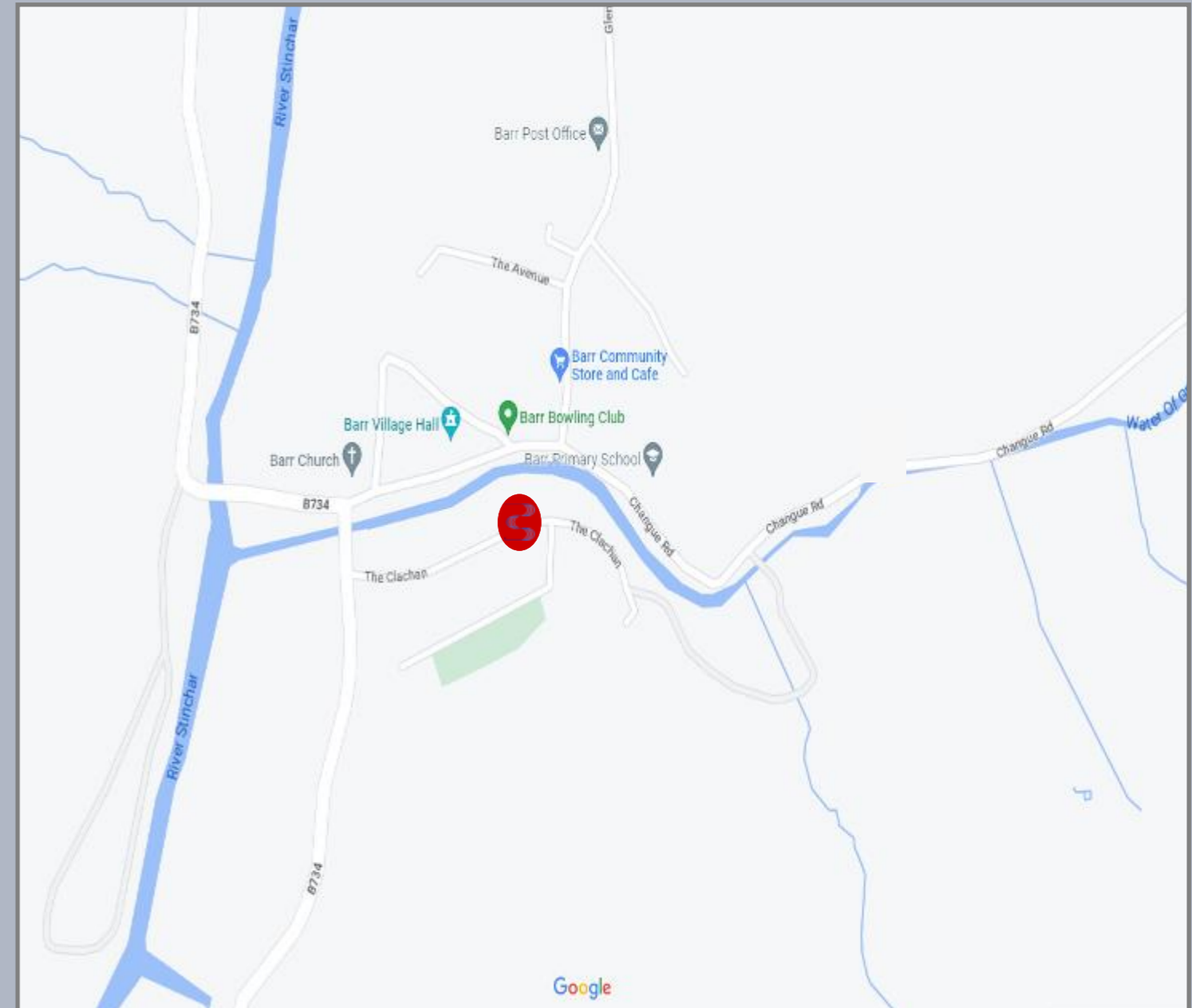
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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](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 in behalf of the sellers.

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