

16 GREENHILL HOLDING
KILMARNOCK, EAST AYRSHIRE



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A most attractive smallholding with land and useful buildings.

Kilmarnock 1.8 miles ■ Glasgow 23 miles

Glasgow Airport 29 miles

About 5.37 acres (2.17 hectares)

Offers Over £340,000

- Open Plan Kitchen/Dining/Sitting Room. 3 Bedrooms. Bathroom. Porch.
- About 4.72 Acres grazing land.
- Large adaptable shed.
- Stables.
- Enclosed garden.
- Rural yet very accessible location.



Galbraith

Ayr
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 OnTheMarket



Porch



Kitchen / Dining Room



Dining Room



Dining Room / Living Room

SITUATION

16 Greenhill Holding is situated in a rural yet very accessible location outside the hamlet of Knockentiber in East Ayrshire. The property forms a traditional smallholding and overlooks its own land to the rear. The main town of Kilmarnock is less than 2 miles away offering a wide range of amenities including high street shops, supermarkets, restaurants and professional services. There are a number of good local schools in the area with independent schooling available at Wellington School in Ayr (16 miles). There are good transport links to Glasgow either by the regular rail service from Kilmarnock or by car via the M77. Prestwick Airport is about 11 miles away and Glasgow Airport is about 29 miles.

DESCRIPTION

16 Greenhill Holding offers well-proportioned accommodation on a single storey, built of brick with an attractive white render finish under a tiled roof. It benefits from stables, grazing land and a large shed which could be adapted to a number of uses pending any necessary consents. Located off a quiet country road the property is very well presented and comprises an attractive open-plan kitchen/dining room and sitting room with composite flooring throughout. The kitchen is fitted with cream floor and wall mounted units, integrated fridge, freezer, dishwasher, washing machine, a central island with induction hob and breakfast bar. The dining area has a wood burning stove and French doors opening to the garden. The sitting room has an electric fire set in the wall and windows overlooking the garden. There are three double bedrooms sharing the bathroom which is fitted with a bath, separate shower cubicle, wash hand basin and w.c. There are solid oak doors, skirting and architraves throughout.

ACCOMMODATION

Ground Floor: Open plan Kitchen/Dining/Sitting Room, 3 Bedrooms, Bathroom and Porch.

GARDEN (AND GROUNDS)

16 Greenhill Holding has an enclosed garden mainly down to lawn with some fruit trees and a patio over-looking the paddocks.

Large Shed (About 14.5m x 9.5m)

The large shed is currently utilised as a dog grooming business and has 9 kennels with a floored storage space above. It is fitted with kitchen facilities and a wood burning stove. Breeze block with white render finish. Corrugated roof. Roller shutter door. Fire alarmed. Water. This building could be utilised for a number of uses pending any relevant consents.

Stables (About 5.25m x 20.5m)

4 Stables with water and electric.

Timber Shed

Used as tack room.

Land

There is about 4.72 acres of grazing land accessed directly from the garden or from a farm gate located just beside the large shed.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
16 Greenhill Holding	Mains	Mains	Private - Septic Tank	Freehold	Oil	Band E	D61

ACCESS

There is a right of access over the blue section of road on the site plan.

DIRECTIONS

From Kilmarnock take the B7064 (Western Road) on to Munro Avenue. Turn right onto Bonnyton Road leading on to Greenhill Holding.

POST CODE

KA2 ODX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///lows.title.icons

SOLICITORS

McLennan Adam Davis
13 Alloway Place
Ayr
South Ayrshire
KA7 2AA

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, KA3 7BU.
Tel: 01563 576000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified



Snug / Bedroom



Bathroom



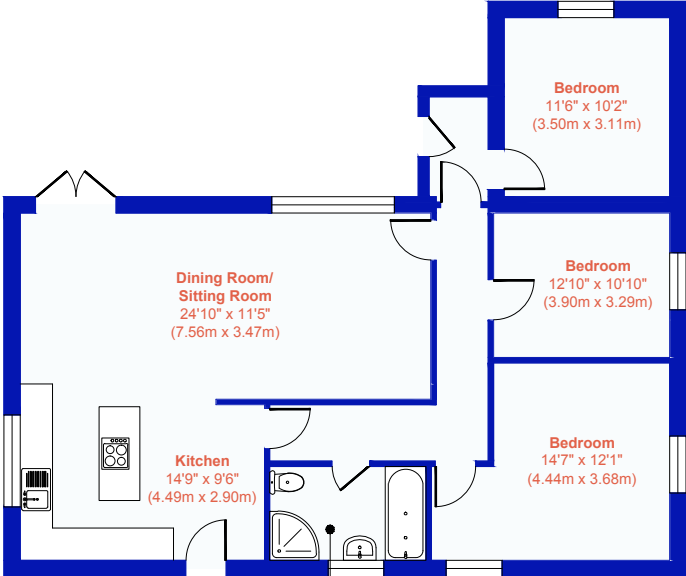
Shed Interior



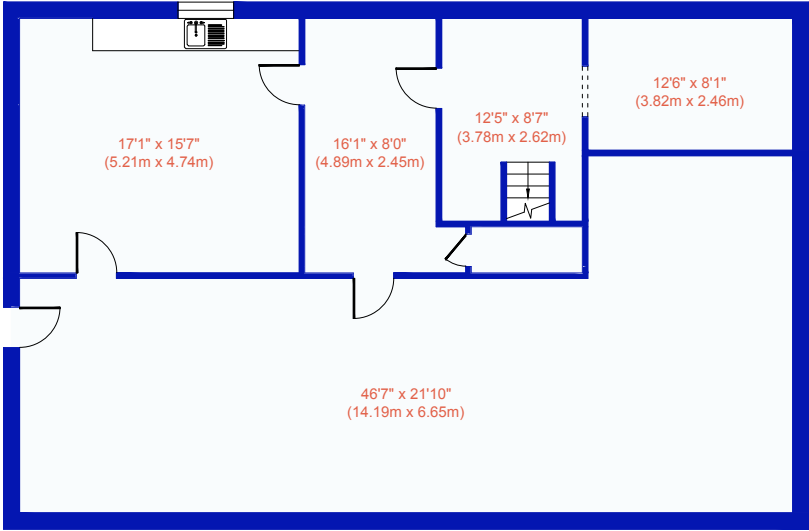
Kennels



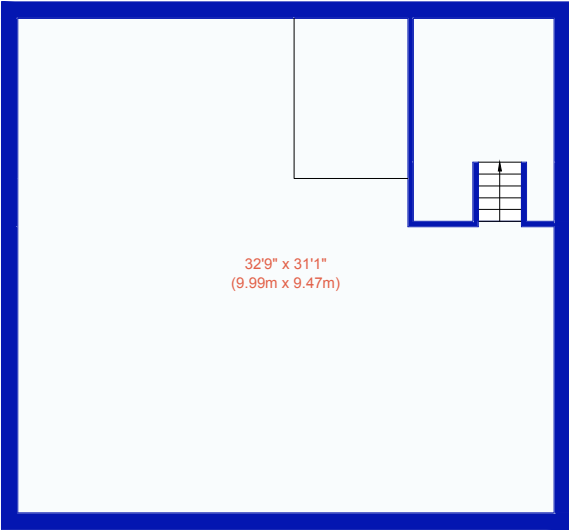
16 Greenhill Holding



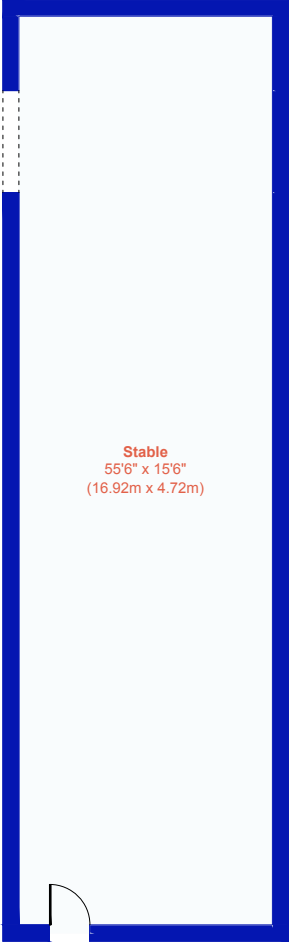
Floor Plan
Approximate Floor Area
995 sq. ft
(92.52 sq. m)



Ground Floor Shed/Kennels
Approximate Floor Area
1427 sq. ft
(132.62 sq. m)



First Floor Shed
Approximate Floor Area
876 sq. ft
(81.45 sq. m)



Stable

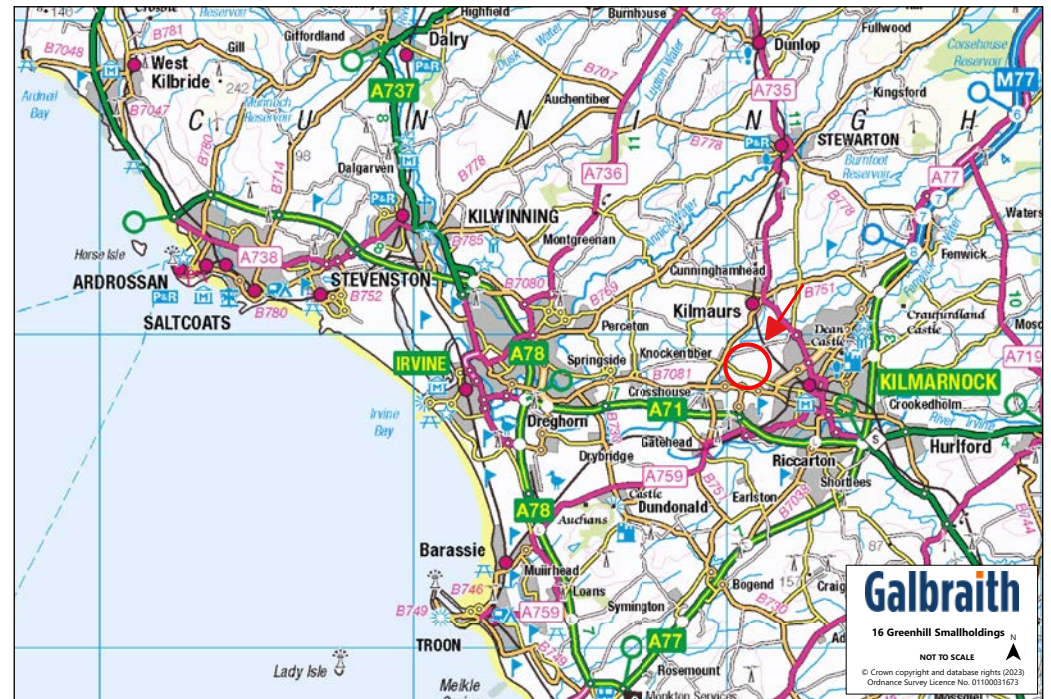
Approx. Gross Internal Floor Area 3298 sq. ft / 306.59 sq. m (Including Shed/Kennels)

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Measurements of the buildings have been taken using an online mapping system. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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 will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in December 2023.



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16 Greenhill Smallholdings
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