

An aerial photograph of a large farm complex. The property is divided into several green paddocks by white fences. In the center, there is a large white building with a grey roof, surrounded by other smaller structures and a paved area. A winding asphalt road runs along the right side of the property. The surrounding landscape is a mix of green fields and brown patches, with rolling hills in the background under a cloudy sky. Two tall electricity pylons are visible in the distance.

Galbraith

JURA VIEW
KILMARNOCK, EAST AYRSHIRE



JURA VIEW, KILMARNOCK, EAST AYRSHIRE

A superb equestrian property in an easily accessible location.

Craigie 2.7 miles ■ Kilmarnock 4 miles ■ Ayr 13 miles

About 3.56 acres (1.44 hectares)

Offers Over £395,000

- 2 reception rooms. 5 bedrooms (two en suite). Kitchen/diner. 2 bathrooms.
- Beautiful family home with flexible accommodation.
- Stables and manege.
- About 3.04 acres grazing land.
- Private garden and patio.



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket



Hall

SITUATION

Forming part of a prestigious conversion of a former farm steading completed in 2007, Jura View is a well presented 5 bedroom house set within attractive rural countryside with superb rural views. Situated about 2.7 miles from the lovely village of Craigie, and about 4 miles from Kilmarnock, with an excellent range of amenities including primary and secondary schools, a wide variety of sporting facilities and good variety of shops, cinema and supermarkets. Jura View is ideally located for easy access to Glasgow, Ayr and Kilmarnock via the A77 and M77. Glasgow city centre is accessible and Silverburn Shopping Centre is 21 miles distant. Transport links within the area are excellent. There is a regular train service to Glasgow from Kilmarnock, whilst Glasgow Prestwick Airport (11 miles) offers a comprehensive schedule of international flights and Glasgow Airport (32 miles) offers both domestic and international flights. Fabulous equestrian facilities are available at the nearby Morris Equestrian Centre and also at Muirmill Equestrian Centre by Symington (7 miles), and there is excellent hacking in some of the quiet country lanes around Jura View.

Ayrshire is renowned for its many golf courses including the world famous course at Royal Troon and Turnberry. There is a popular racecourse in Ayr and excellent yachting facilities at the marina in Troon.

DESCRIPTION

Jura View is a particularly impressive house built on one and a half storeys of brick with a white render finish under a tiled roof providing an immaculately presented modern family home within a quiet complex of 3 houses. Approached via a shared private drive, it is a beautiful spacious house with excellent accommodation, stables, manege and about 3.04 acres grazing land. The south facing garden is fenced and down to lawn with a patio area. There is a double garage with electric door and communal parking in a tarmac area.

Jura View has generous and flexible accommodation. The welcoming entrance hall with oak flooring, skirtings and doors leads to the dual aspect living room with wood burning stove. The kitchen/diner has attractive wall and base farmhouse style units, with integrated dishwasher, washing machine, tumble dryer, built-in coffee machine and space for fridge/freezer. There is a range cooker with 5 ring burner, warming plate and double oven with an attractive tiled backdrop.



Sitting Room

The sitting room has patio doors overlooking the gardens and there is a bedroom (en suite shower room) and a family bathroom with juzzi bath and separate walk-in shower completing the accommodation on the ground floor. On the first floor there are 4 bedrooms with master en suite shower room and a family bathroom. The house is naturally light with ample storage and the ground floor has under floor heating.

ACCOMMODATION

Ground Floor: Living Room. Sitting Room. Kitchen/Dining Room. Bedroom with en suite shower room. Bathroom.

First Floor: 4 Bedrooms (master en suite shower room), Bathroom.

BUILDINGS

Garage: About 19'8" x 18'8"
Double garage with power.

Stables: About 4.0m x 3.51m and 3.51m x 3.34m and 3.44m x 3.34m and 3.51m x 2.87m and 3.0m x 2.5m
Timber framed stable block with overhang, concrete floor. 4 stables, tack room. Power and water.

Field Shelter: About 3.54m x 3.45m and 3.53m x 3.45m
Timber framed.

Manege: About 20m x 33m
Silica sand.

LAND

There is about 3.04 acres grazing land currently divided into 4 paddocks with pathway for access which also provides shelter providing a mix of rose, hazel, hawthorn and beech.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private drainage - shared septic tank	Freehold	Oil fired central heating and wood burning stove	Band F	C70	Ultrafast Full Fibre Broadband (FTTP)	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS

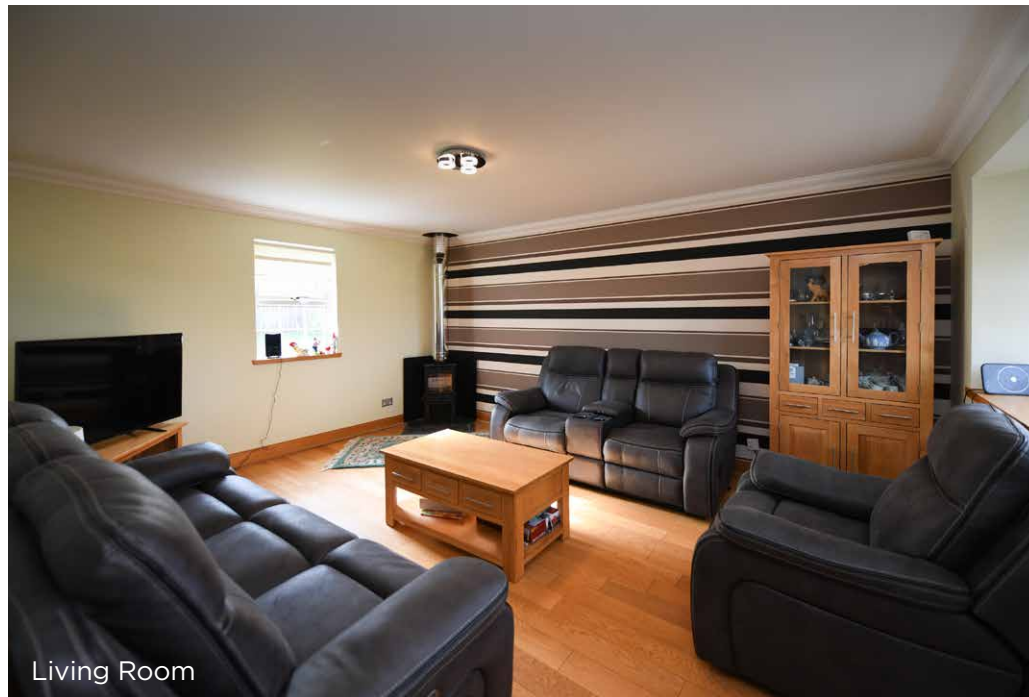
This is shared maintenance of the drive between 4 users.

There is a telegraph pole with an annual wayleave payment.

DIRECTIONS

From Glasgow take the M77 to Kilmarnock. At Kilmarnock, take the A76 road for Dumfries for about 2 miles going straight on at the first roundabout. At the second roundabout (Crossroads) turn right onto the A719. Take the second exit on the right hand side (opposite Carnell Estate entrance) and proceed along the single track road for about 1 mile, the entrance to Jura View is on the right hand side. Walk down the path opposite the garage block and Jura View is the second property on your left hand side.

From Ayr take the A77 North, at Sandyford Toll roundabout take the third turn off then first left onto the A719 sign posted for Galston. Stay on this road for about 10 miles, turn left (opposite the entrance to Carnell Estate) onto Sidehead Terrace and proceed for about one mile, Jura View is on the right hand side. Walk down the path opposite the garage block and Jura View is the second property on your left hand side.





Bedroom



Stables



Jura View, Craigie, East Ayrshire, KA1 5JP

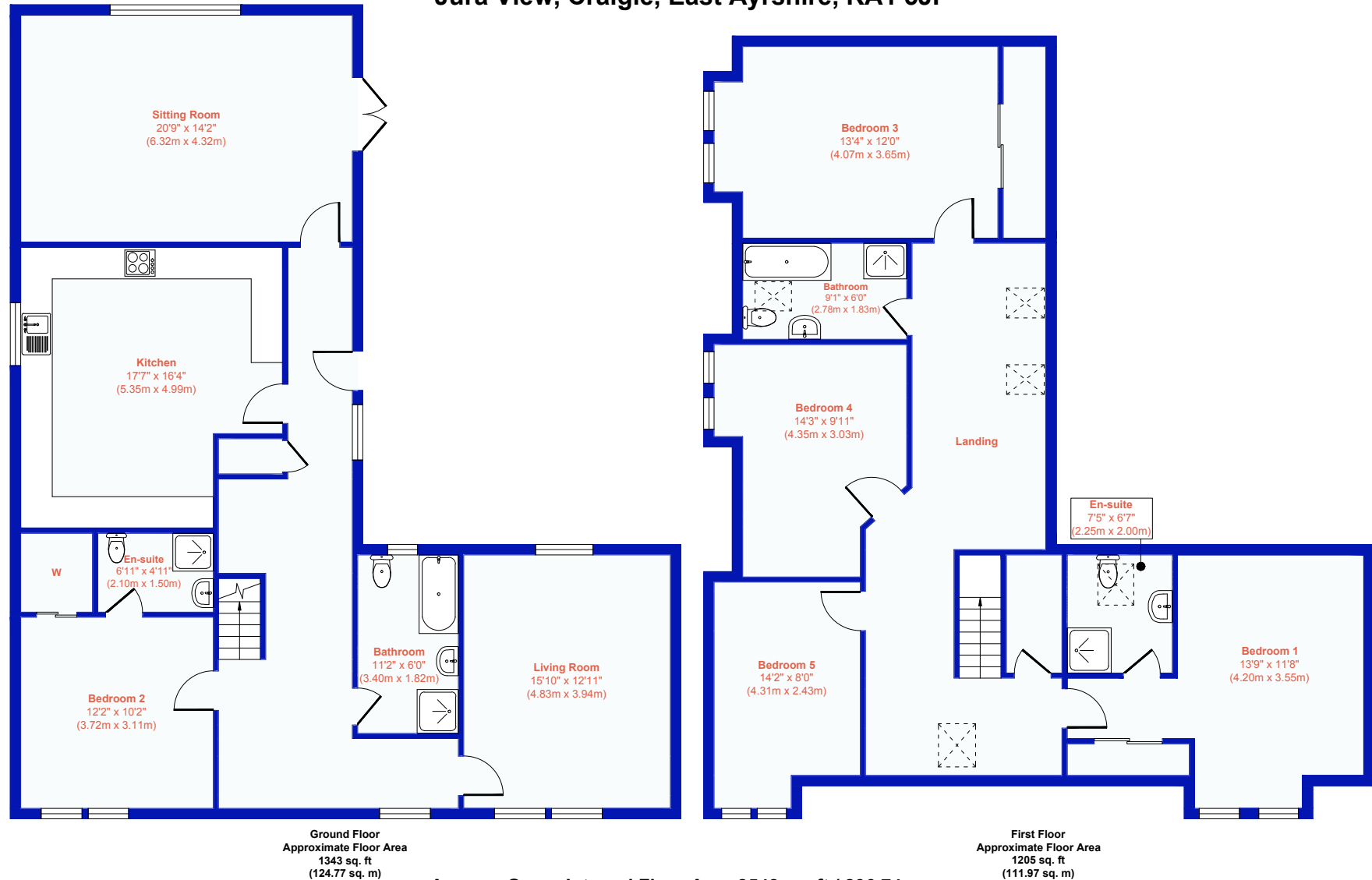


Illustration for guidance only, measurements are approximate, not to scale.
Produced by Elements Property

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. 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 August 2024.

POST CODE

KA1 5JP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/lived.fists.mentions>

SOLICITORS

Kilpatrick & Walker, 4 Wellington Square, Ayr, KA7 1EN

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Klimarnock, KA3 7BU

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. All curtains and blinds are included in the sale.

VIEWINGS

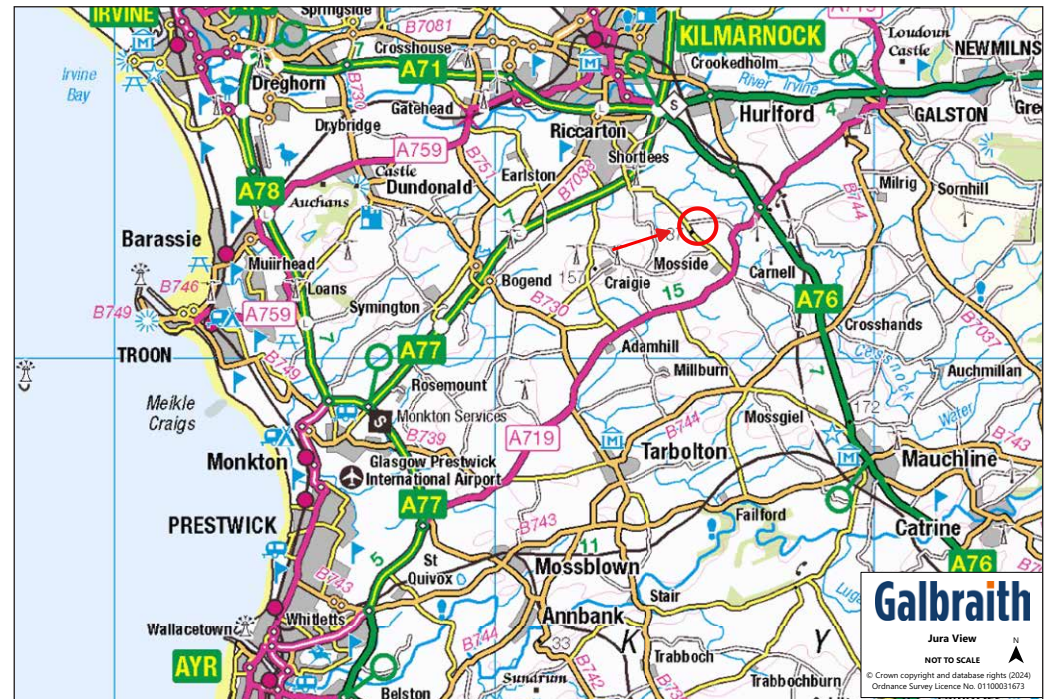
Strictly by appointment with the Selling Agents.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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.



Failure to provide required identification may result in an offer not being considered.

Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE