

An aerial photograph of a rural property. In the foreground, a large, vibrant green field with yellow wildflowers is visible. A paved road with white dashed lines runs vertically through the left side of the field. To the right of the road, there is a cluster of buildings, including a white house with a grey roof and a larger, grey-roofed structure. The property is bordered by a dense line of green trees. In the background, the landscape opens up to show rolling green fields, a small town or village, and the sea under a clear blue sky with light clouds.

Galbraith

KINTYRE LODGE
AYR, SOUTH AYRSHIRE



KINTYRE LODGE

AYR, SOUTH AYRSHIRE

An excellent rural property, privately set in a most desirable location.

Ayr 3.7 miles ■ Prestwick Airport 10 miles ■ Glasgow 38 miles

About 5.8 acres

Offers Over £475,000

- 3 Reception Rooms. 3 Bedrooms. Dining Kitchen. Utility Room. Family Bathroom. 2nd Kitchen. Shower Room.
- Fabulous location.
- Stables.
- About 4.6 acres grazing land.
- Garage.

Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 OnTheMarket





SITUATION

Kintyre Lodge is an attractive detached house with adjoining garage and stables, set within approximately 5.8 acres land in a private and highly accessible location close to Ayr. Situated on an attractive peaceful road and a short drive from Ayr town centre (about 4 miles) which offers a wide range of excellent amenities including good state and private schooling, an excellent range of shops, cafes and restaurants. In addition to lovely beach walks along the promenade, Belleisle and Rozelle parks, there are some delightful river walks along the River Ayr including a deep wooded gorge ascending to a viewpoint known as Wallace's Seat.

Locally, there are a variety of sporting facilities including the renowned Turnberry Golf Course and Troon marina for sailing and water sports along with many stunning beaches along the south Ayrshire coastline. Glasgow and Ayr are within easy reach via the A77 and M77 and Prestwick Airport is 11 miles, offering regular international flights. The railway station in Ayr provides frequent connections to Glasgow and beyond. Glasgow City Centre is about 39 miles distant and can be reached via the M77.

DESCRIPTION

Kintyre Lodge is a charming single storey country house built of brick with a white render finish under a tiled roof. The flexible accommodation requires of a degree of upgrading and renovation and comprises a kitchen/dining room leading on to a cloakroom/w.c. and utility room which has plumbing for a washing machine. The integral garage is accessed from the utility hall. The sitting room has dual aspect windows including a box bay window and

coving. There are three bedrooms, the master having an en suite bathroom with separate shower. The other bedrooms share the family bathroom. The current owner is currently using a part of the house as a studio apartment comprising living room/bedroom, kitchen and shower room.

Approached by a private drive which leads both to the house and stables with a large parking area to the front and side. The south westerly facing gardens are stocked with a variety of mature trees.

GARDEN (AND GROUNDS)

Approached by a private drive which leads both to the house and stables with a large parking area to the front and side. The south westerly facing gardens are stocked with a variety of mature trees.

Stables (About 24.1m x 5.3m)

Timber built with concrete floor. Water and electricity.

Land

There is about 4.6 acres of grazing land adjacent to the rear and side of the stables.

There is an off road hacking path from the property to Ayr Equitation Centre.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private - Septic tank	Freehold	Oil	Band G	E46	Available in the area	Yes

IMPORTANT NOTE

An application to have the section 50 planning restriction has been actioned. Further details are available from the selling agent on request.

CLAWBACK

The Seller reserves the right to make the missives of sale subject to the Purchasers granting a Standard Security in favour of the Sellers to clawback 25% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural or equestrian, over any part of the subjects from the date of entry for a period of 10 years.

FLOOD RISK

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



DIRECTIONS

From Ayr, take the A77 south. After the Bankfield Roundabout take the road on the left signed Corton/Mosshill. Kintyre is on the left hand side after about one mile.

POST CODE

KA6 6BY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///glory.school.lake

SOLICITORS

BTO Solicitors, 48 St. Vincent Street, Glasgow, G2 5HS

LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR
Tel: 0300 123 0900

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

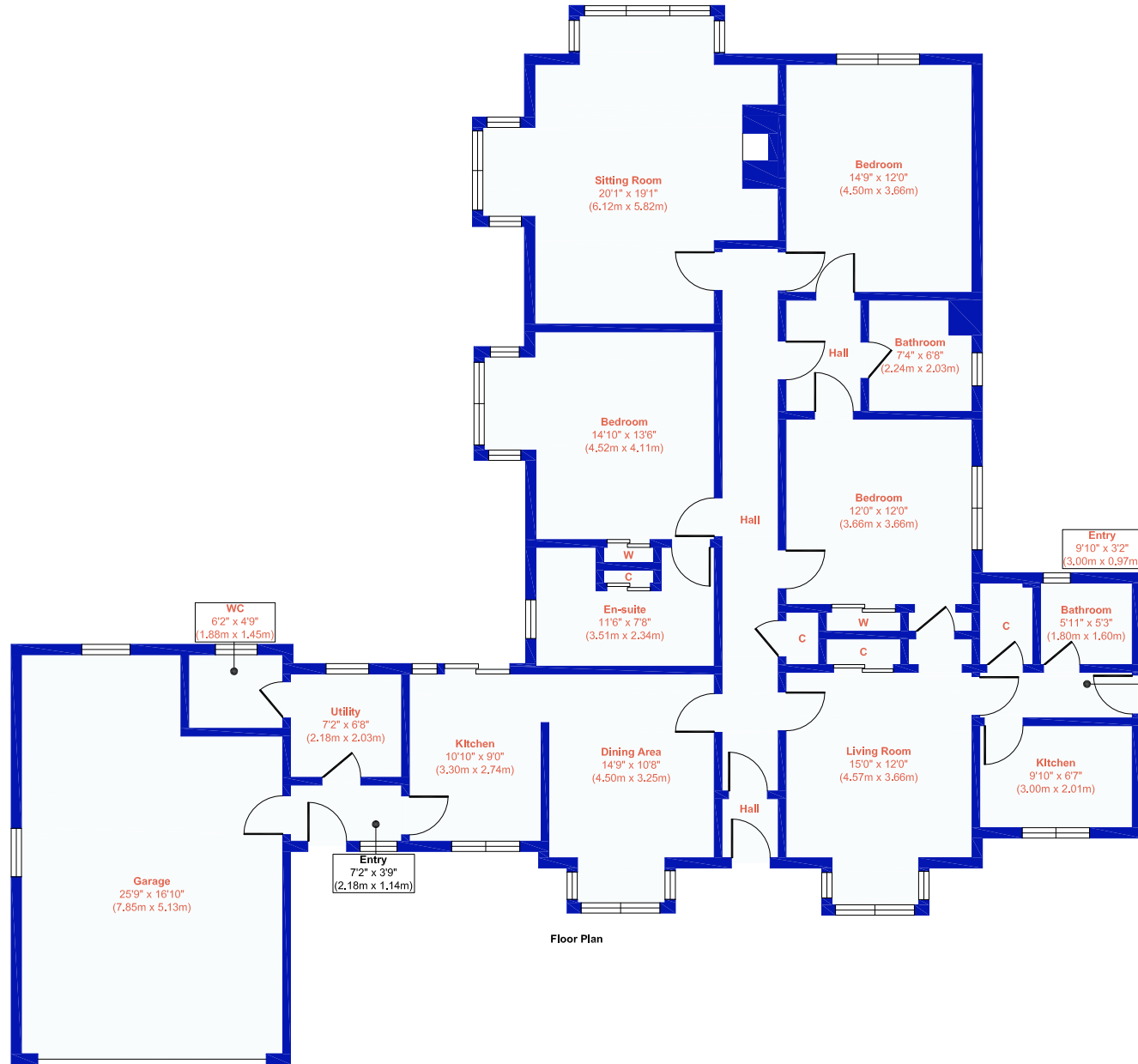
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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

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





Kintyre Lodge



Floor Plan

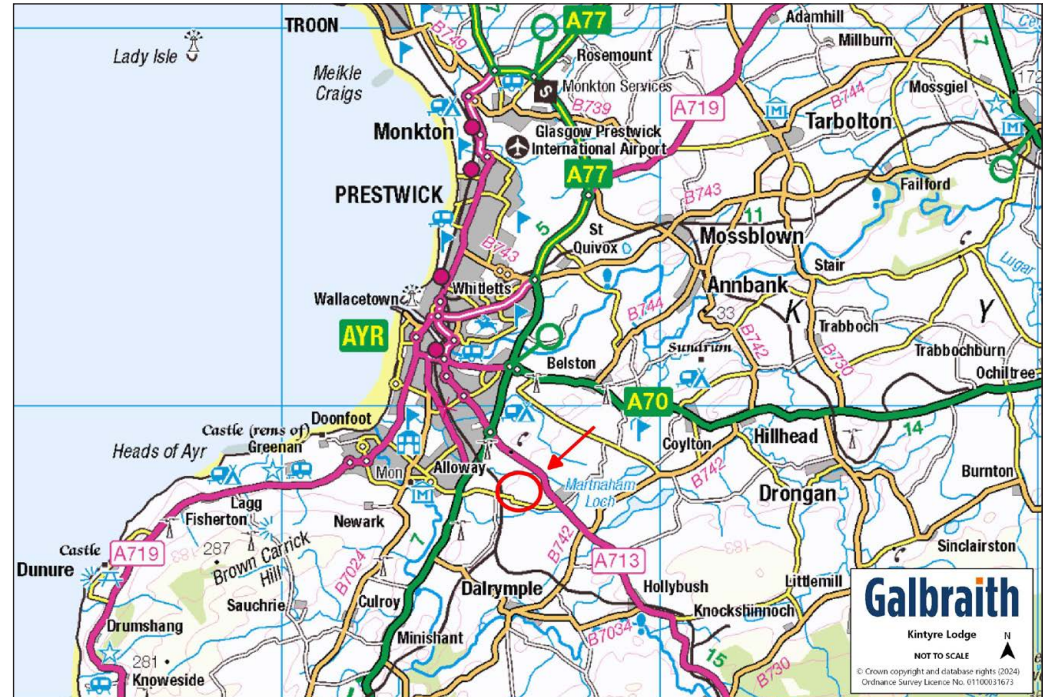
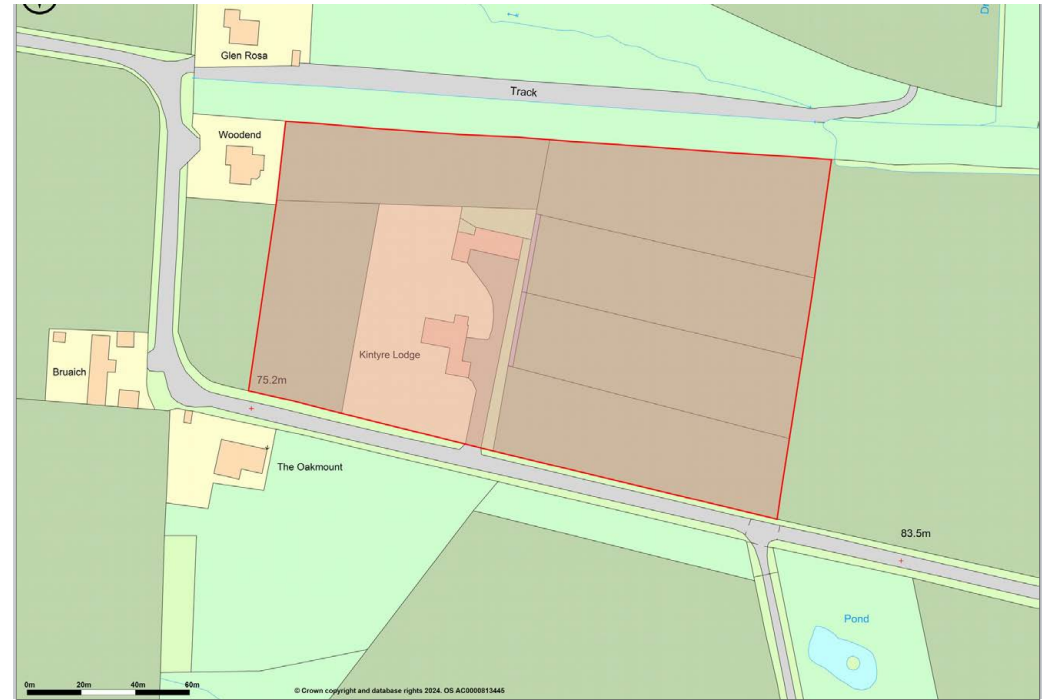
Approx. Gross Internal Floor Area 2289 sq. ft / 213.00 sq. m (Including Garage)

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 June 2024.







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