

HOLMES COTTAGE, GALSTON ROAD

HURLFORD, KILMARNOCK, EAST AYRSHIRE



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An attractive Victorian dwelling with enclosed yard, shed and office.

Kilmarnock 3 miles ■ Glasgow 24 miles

About 3.1 acres (1.25 hectares)

Offers over £410,000

- 2 reception rooms, 3 bedrooms, conservatory, kitchen, bathroom, shower room, utility room and office.
- Excellent hard standing and storage area.
- Large general purpose shed.
- Easy access to road links.
- Extensive garden grounds with grazing paddock.



Galbraith

Ayr
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 **OnTheMarket**



Sitting Room



Hall

SITUATION

Holmes Cottage is a most attractive dwelling with a substantial enclosed compound with tarmacadam yard and secure portal frame shed. It is located with good access from the A71 trunk road between Galston and Kilmarnock and easily accessible to Glasgow via the M77. There are excellent transport links in the area with a regular train service to Glasgow from Kilmarnock whilst Prestwick Airport (12 miles) has regular scheduled international flights.

Galston has both primary and secondary schooling and a popular leisure centre. Private schooling is available at Wellington in Ayr and Belmont, Newton Mearns (14 miles). Kilmarnock is 3 miles distant and has a wider range of amenities including restaurants, theatre, hospital, cinema and sports complex.

Ayrshire is renowned for its many golf courses including the world famous courses at Turnberry, Prestwick and Troon. The privately owned Loudon Gowf Club is about 7 miles distant at Newmilns. There are excellent yachting facilities at the marinas at Troon, Ardrossan, Largs and Inverkip and there are also many opportunities for game sports in the region with some of south west Scotland's best salmon and trout fishing available in the area's lochs and rivers.

DESCRIPTION

Built of stone under a pitched slate roof with a single storey extension to the rear, Holmes Cottage is a well-appointed house offering excellent family accommodation over one and a half storeys with a large, well screened garden with ample parking. There is an excellent secure compound with modern portal frame shed ideal for operating a commercial business or workshop.

The delightful family home retains many original period fixtures including deep skirting, attractive architrave, panelled doors, cornicing and ceiling roses. The welcoming hallway provides access to a beautifully presented sitting room with attractive cast iron fireplace, gas fire set in a wooden

surround and tiled hearth overlooking the front grazing paddock. There is a large downstairs bedroom also overlooking the front driveway and paddock. The kitchen has been fitted with a range of floor and wall mounted units, a central island/breakfast bar with cabinets and wine storage below, a striking red New World dual fuel range style cooker, American style fridge/freezer and dishwasher also in red. The kitchen opens to a most attractive south facing conservatory with wall mounted electric fire and doors to the patio. The living room has laminate flooring, wood burning stove, tiled hearth and dual aspect windows. From the living room there is a shower room and utility room with 2 washing machines, a drier and fridge and a most useful home office. An impressive wooden staircase rises from the hall to the first floor with two generously proportioned bedrooms with large storage cupboards and the family bathroom fitted with bath, shower over and screen, w.c. and wash hand basin set in vanity unit. Adjoining the house to the rear, is a woodstore of tin and brick construction (About 4.55m x 3.91m)

GARDEN (AND GROUNDS)

Attractive conifers line the sweep of the tarmacadam drive to the gravel shipped parking area to the front of the house with parking for several cars. There are two small fenced paddocks to the front and side of the house. The drive to the yard continues past the cottage to a large area of hard standing/vehicular parking.

General Purpose Shed (About 11.83m x 10m)

Steel clad portal frame, tin clad and roof, block walls, concrete floor and lockable shutter doors with water, power and light.

Office (About 5.9m x 5.9m)

Brick with corrugated roof.

Redundant Tin Shed (About 3.65m x 3m)

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private - Septic tank	Freehold	Gas	Band E	D55	Superfast broadband available	Yes

FLOOD RISK

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

DIRECTIONS

From Glasgow take the M77 towards Kilmarnock. At Junction 6 (signposted Galston A77) slip left. Follow signs for Galston then turn left on to the A719. Drive through Waterside and Moscow then turn right at the Galston roundabout heading for Kilmarnock. Holmes Cottage is on the right after about 1 mile.

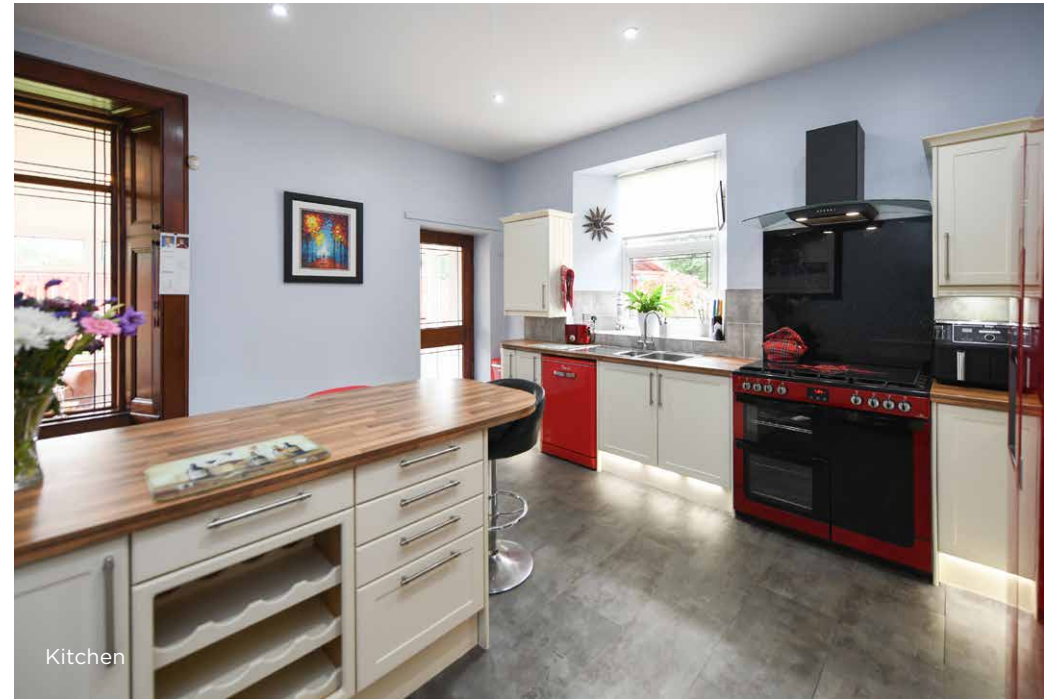
From Ayr take the A77 north towards Kilmarnock. At the Bellfield roundabout take the third exit signed Hurlford/Galston. Drive through Hurlford and Holmes Cottage is on the left hand side of the road after about 1.5 miles.

POST CODE

KA1 5JD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///text.before.baseballs



Kitchen



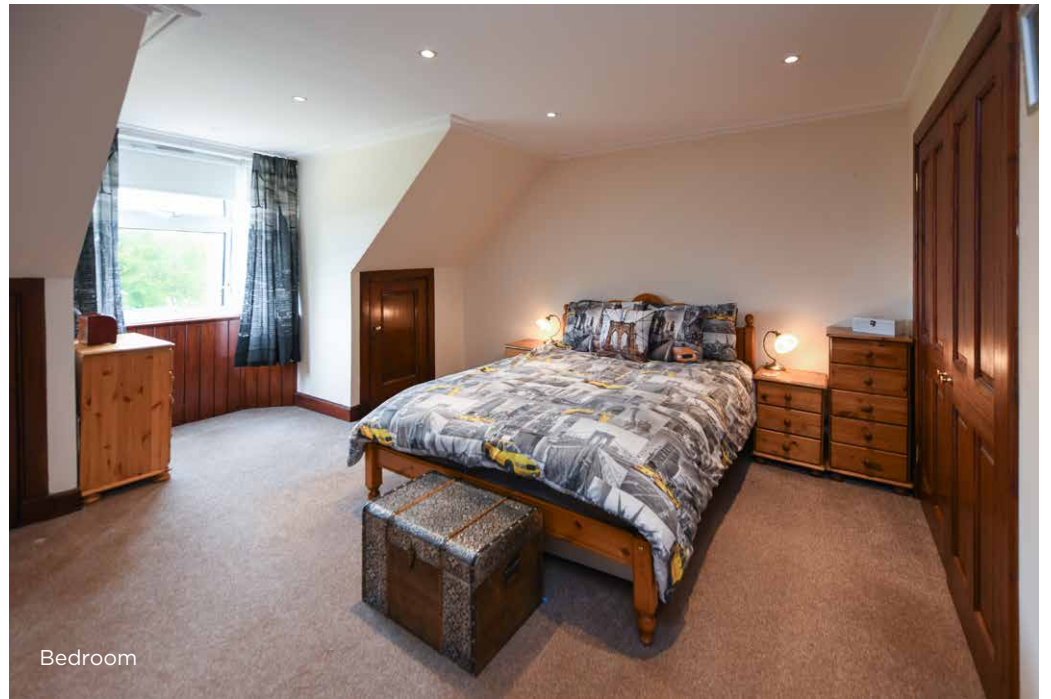
Living Room



Conservatory



Bathroom



Bedroom

SOLICITORS

Dales Solicitors, 18 Wallace Street, Galston, East Ayrshire, KA4 8HP

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, KA3 7BU, Tel: 01563 376000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Please note the curtains and light fitting in the sitting room are excluded from the sale.

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.

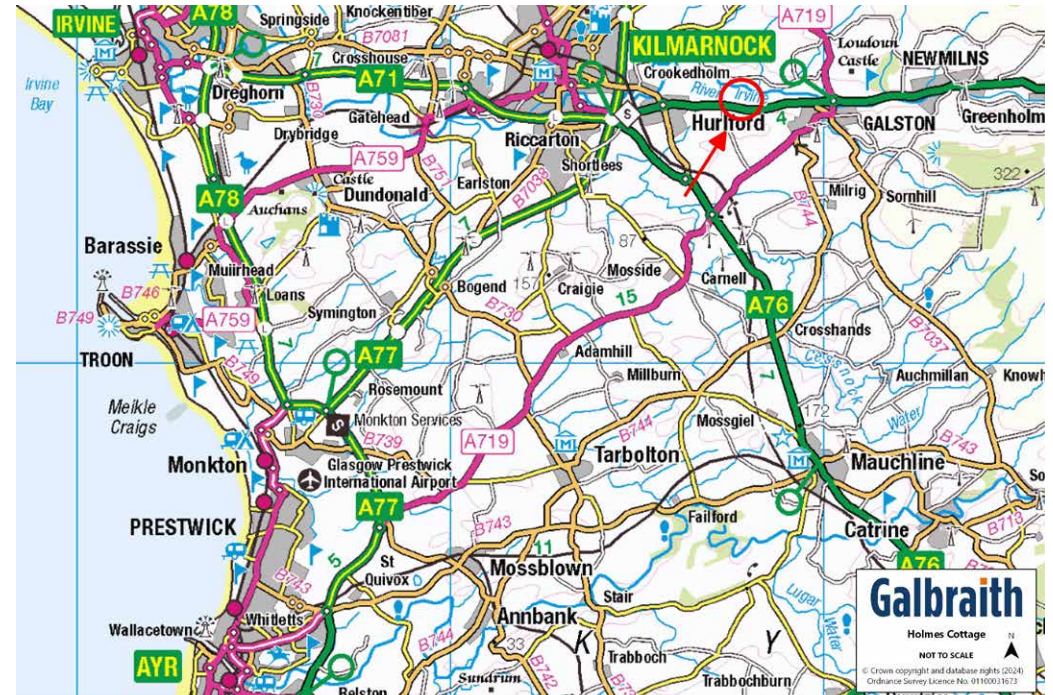
VIEWINGS

Strictly by appointment with the Selling Agents.

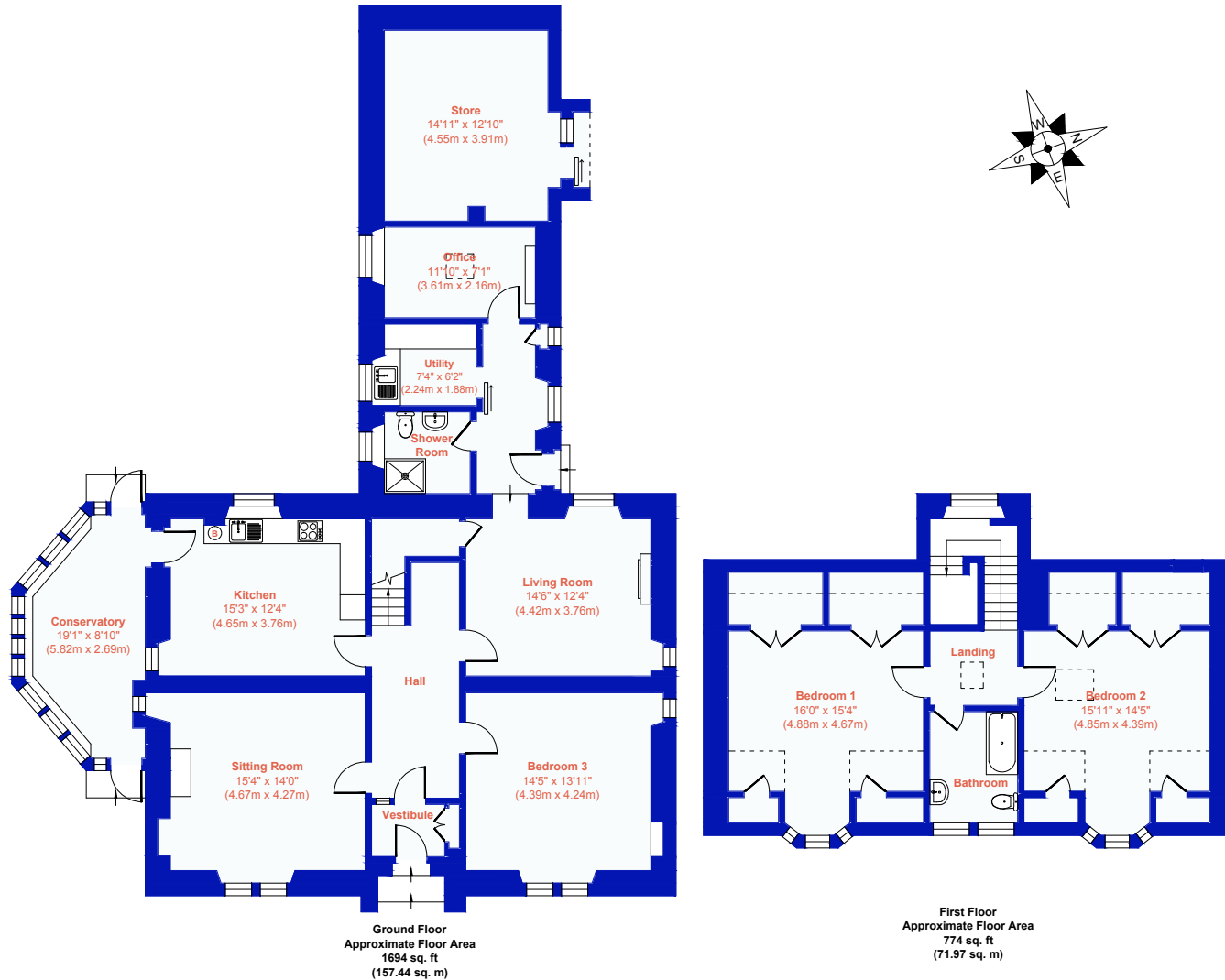
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



Holmes Cottage



Approx. Gross Internal Floor Area 2468 sq. ft / 229.41 sq. m

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.



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