

8 GREENHILL HOLDING
KILMARNOCK, EAST AYRSHIRE



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**A charming country cottage with planning permission
and grazing land.**

Kilmarnock 1.8 miles ■ Glasgow 23 miles
Glasgow Airport 29 miles

About 1.9 acres

Offers Over £295,000

- Reception room. 3 bedrooms. Kitchen. Bathroom.
- Private mature gardens.
- Secluded yet easily accessible.
- 1.53 acres of grazing land.
- Additional 2.93 acres available to rent.
- Planning permission to extend (see detail in brochure).



Galbraith

Ayr
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ayr@galbraithgroup.com

 **OnTheMarket**

SITUATION

8 Greenhill Holding is situated in a rural yet very accessible location outside the hamlet of Knockentiber in East Ayrshire. The main town of Kilmarnock is less than 2 miles away and offers 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.

Ayrshire is renowned for its many golf courses including the world-famous courses at Royal Troon and Turnberry. There is the popular Racecourse in Ayr and excellent yachting facilities at the Marina in Troon.

There are many scenic walks in the area including the famous Laigh Milton stone viaduct built in 1811 which is the oldest surviving railway viaduct in Scotland and one of the oldest in the world, it was once part of the Kilmarnock and Troon Railway line which was believed to be the first passenger steam railway in the world.

DESCRIPTION

8 Greenhill Holding is a charming single storey country cottage with an outbuilding and about 1.53 acres of grazing land. Built in the 1930's and constructed of brick with a render finish under a tiled roof, this home is peacefully located and further enhanced by well stocked mature garden grounds. The property currently comprises a kitchen with parquet flooring, base and wall units, electric hob, fridge, freezer and washing machine. The living room boasts dual aspect windows, flooding the space with natural light, coving, electric fire and wall lights. The conservatory overlooks the private enclosed garden and there are three bedrooms (master with built-in wardrobes) and shower room. Notably, planning permission is in place to extend, offering excellent development potential. This is a wonderful opportunity to acquire a picturesque country cottage, perfect for those seeking a tranquil, rural lifestyle with scope for future development.

PLANNING PERMISSION

Planning permission was granted on 10th December 2024 for the erection of a single storey side extension and conversion of outbuilding to form additional living accommodation. Please see:- <https://eplanning.east-ayrshire.gov.uk/online/applicationDetails.do?activeTab=documents&keyVal=SM4114GFN4W00> for further information.

GARDEN (AND GROUNDS)

The gardens surrounding 8 Greenhill Holding are well stocked with a variety of mature trees, conifers and hedging and offer shelter and privacy. There is ample parking in the gated front garden. The grazing land lies directly behind the property.

Garage/Workshop (About 7.84 x 5.15m)

Brick with corrugated roof. Concrete floor. Power and light.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private - Septic tank	Freehold	LPG	Band E	F35	FTTC*	Yes

* Fibre To The Cabinet

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search> There have been no flood issues at 8 Greenhill Holding.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

There is a gas pipe running across the bottom of the land (marked A B on our plan). There is a wayleave for the electricity poles on the land.

DIRECTIONS

From Kilmarnock take the Irvine Road, at the roundabout at Fardenhill take the second exit on to Dalmahoy Drive, then left onto Bonnyton Road leading to Greenhill Holding. No. 8 is on the left hand side of the road.

POST CODE

KA2 0DX



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///badly.librarian.taps

SOLICITORS

Barnetts, 7-9 Grange Place, Kilmarnock, East Ayrshire, KA1 2BH

LOCAL AUTHORITY

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

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.

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.

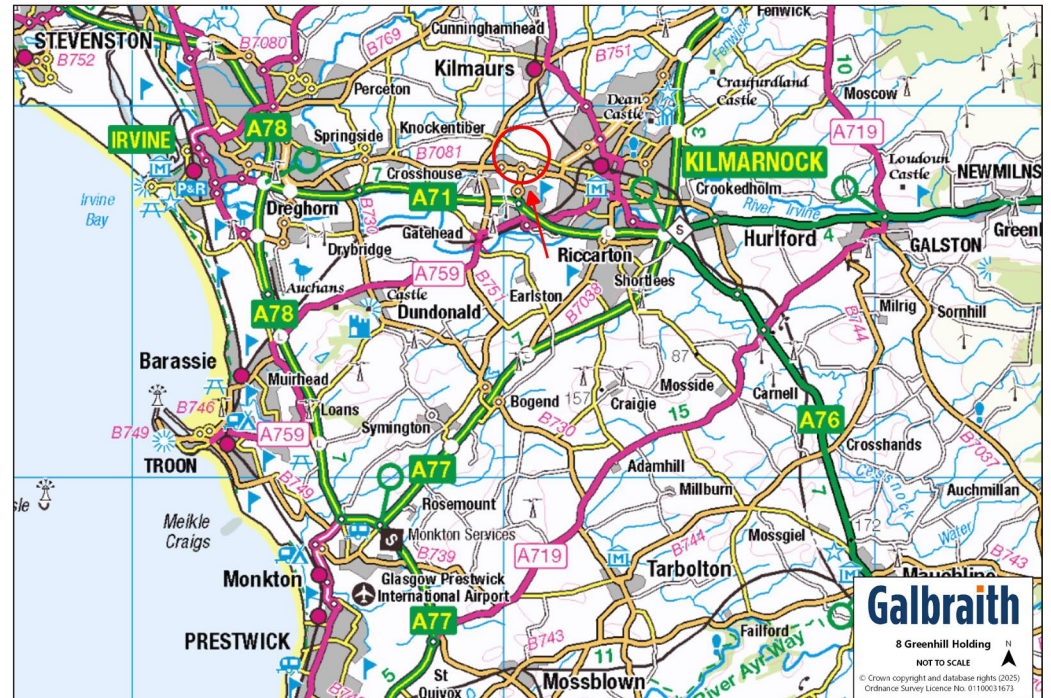
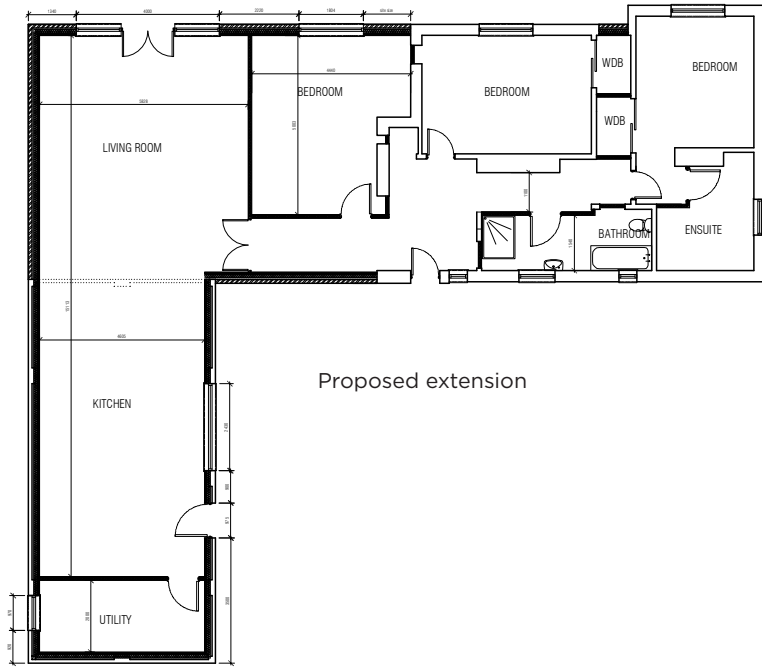
IMPORTANT NOTES

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 March 2025.

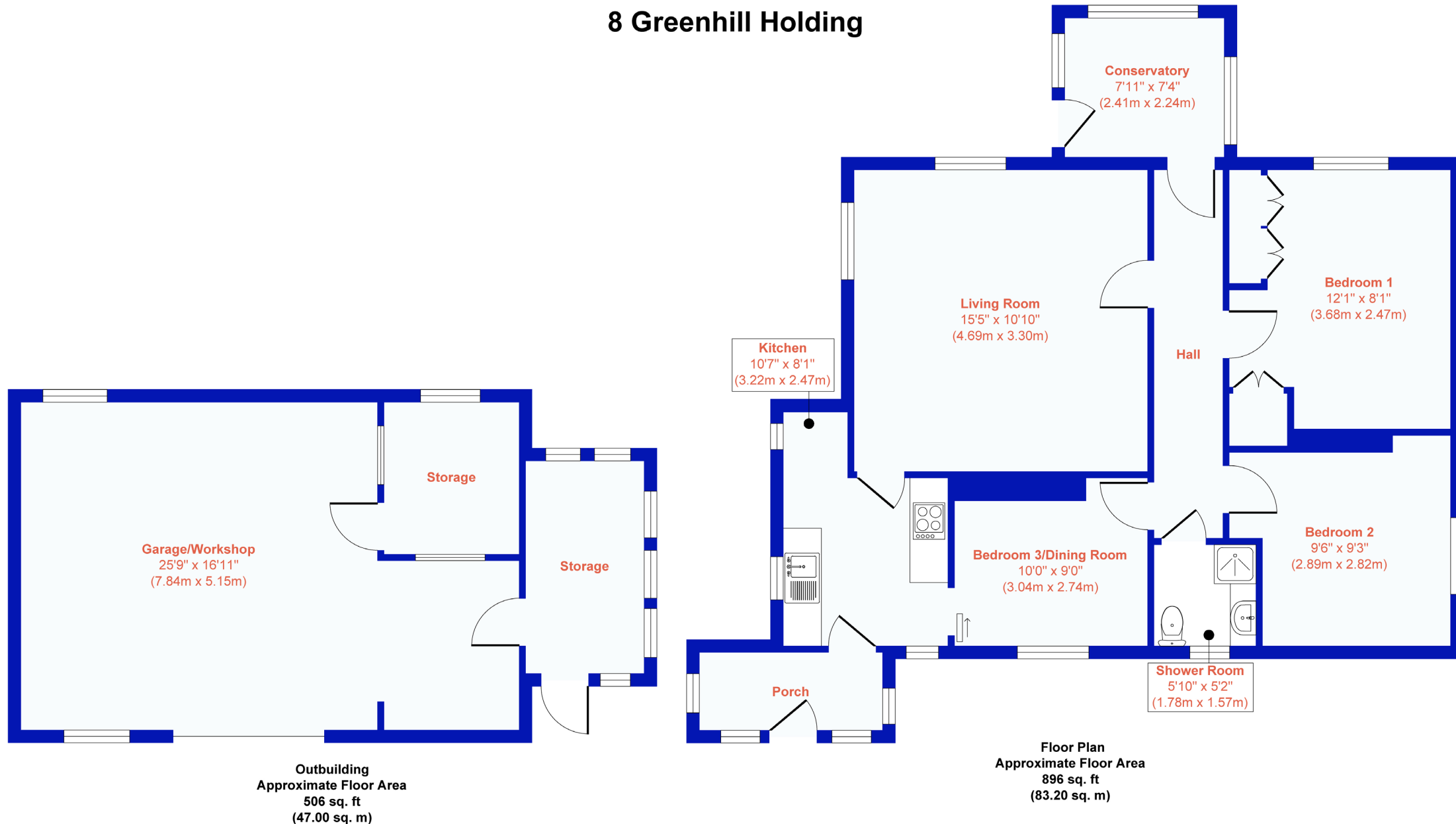


Stables





8 Greenhill Holding



Approx. Gross Internal Floor Area 1401 sq. ft / 130.20 sq. m (Including Outbuilding)

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

Produced by Elements Property



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