

Galbraith

# WOODACRE

29 NETHER AUCHENDRANE, AYR, SOUTH AYRSHIRE







## WOODACRE, 29 NETHER AUCHENDRANE, AYR, SOUTH AYRSHIRE

A charming bungalow situated in a tranquil woodland setting in Nether Auchendrane Estate.

Ayr 4 miles ■ Glasgow 41 miles ■ Prestwick Airport 7 miles

### About 0.67 acres

- 2 reception rooms, 4 bedrooms.
- Lovely established and well-tended garden grounds.
- Garaging.
- Complete rural seclusion within easy reach of Alloway

**Offers over £395,000**



# Galbraith

Ayr  
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SITUATION

Woodacre is a most attractive bungalow in a delightful, secluded setting within the much sought after Nether Auchendrane Estate on the outskirts of Alloway, approximately 4 miles from Ayr. The property is in a convenient location for easy access to Glasgow and beyond via the A77 and M77. Ayr provides excellent transport links with a regular train service from Ayr to Glasgow and Glasgow Prestwick Airport is about 7 miles offering regular international flights. Alloway has good day-to-day facilities such as a post office, shop, pharmacy and café and the Robert Burns Birth Place Museum and Centre and a sports club (Cambusdoon).

Ayr is the County Town on the Firth of Clyde with a wide range of amenities, theatre, cinema, shopping and first class private and state schools together with a good range of restaurants and sports facilities. Ayrshire is renowned for its many golf courses including the world famous facilities at Turnberry and Royal Troon which hosted the Open Championship in July 2024. The popular racecourse in Ayr is host to the Scottish Grand National and there are exceptional yachting facilities at the Marinas in Troon, Largs and Inverkip. There are also many interesting parkland walking trails available at Culzean Castle Country Park (9 miles), with access to cliffs, rocky shores and sandy beaches.

DESCRIPTION

Woodacre, 29 Nether Auchendrane, is a delightful 4 bedroom brick built bungalow with tiled roof nestled within the beautiful wooded enclave of Nether Auchendrane Estate, South Ayrshire. The current owner has lived at Woodacre for some 45 years and it has been well maintained. The front vestibule leads into the hall and dining room with glass doors to the spacious and bright living room which has doors to the garden and superb views overlooking the gardens and beyond. The fitted kitchen with integrated double oven, AEG solar hob, dishwasher, washing machine and fridge freezer has access to the gardens. The master en suite has built in wardrobes, two further double bedrooms, a cosy sitting room/bedroom 4 which are facilitated by a family bathroom. Woodacre has oil fired central heating and plenty of storage throughout.

The house is accessed via a tarmacadam private road with its own private drive leading to the house with an expansive parking area.



GARDEN

Woodacre stands in beautifully maintained landscaped gardens including areas of lawn, together with a superb collection of well stocked herbaceous plants and shrubs including daffodils, tulips, gladioli, buddleia, clematis, rose, agapanthus and rhododendrons all providing an abundance of colour throughout spring and summer. There is a fruit orchard stocked with apple, pears, cherry and plum, vegetable plot and leylandi hedging with some well established trees within the garden grounds and a lovely sheltered patio leads out from the kitchen. There are two brick garages and a greenhouse.

Woodacre is a lovely detached country house in a delightful private setting, all within easy reach of Ayr and Glasgow.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage                                 | Tenure   | Heating                   | Council | EPC | Broadband | Mobile |
|-------|-------------|--|----------|---------------------------|---------|-----|-----------|--------|
| Mains | Mains       | Private drainage to septic tank (shared) | Freehold | Oil fired central heating | Band G  | D59 | FTTP*     | Yes    |

\*Fibre To The Premises

FLOOD RISK

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

There is no evidence of flooding according to SEPA and the property has not flooded during our client's ownership.

ACCESS

The road to Woodacre is private and maintenance is shared by the property owners who use it.





### NOTE

The neighbouring property will erect a new fence at the north east corner of the garden.

The hatched area on the plan is not within the registered title, however the vendor has had exclusive use over this area for the last 46 years since their purchase.

### DIRECTIONS

From the centre of Ayr, take the B7024 out through Alloway heading for Culroy. On leaving Alloway after the Brig O Doon Hotel, continue round and up the hill. The entrance to the private road at Nether Auchendrane is on the left. Proceed down the drive for about 0.5 mile and the drive to Woodacre is then on your left hand side.

### POSTCODE

KA7 4EE

### WHAT3WORDS

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

### SOLICITORS

Frazer Coogans, 46 Dalblair Road, Ayr, KA7 1UQ.

### LOCAL AUTHORITY

South Ayrshire Council, Wellington Square, Ayr, KA7 1DR

### FIXTURES AND FITTINGS

Fitted carpets and curtains are included in the sale. No other 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.

### 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 November 2024.

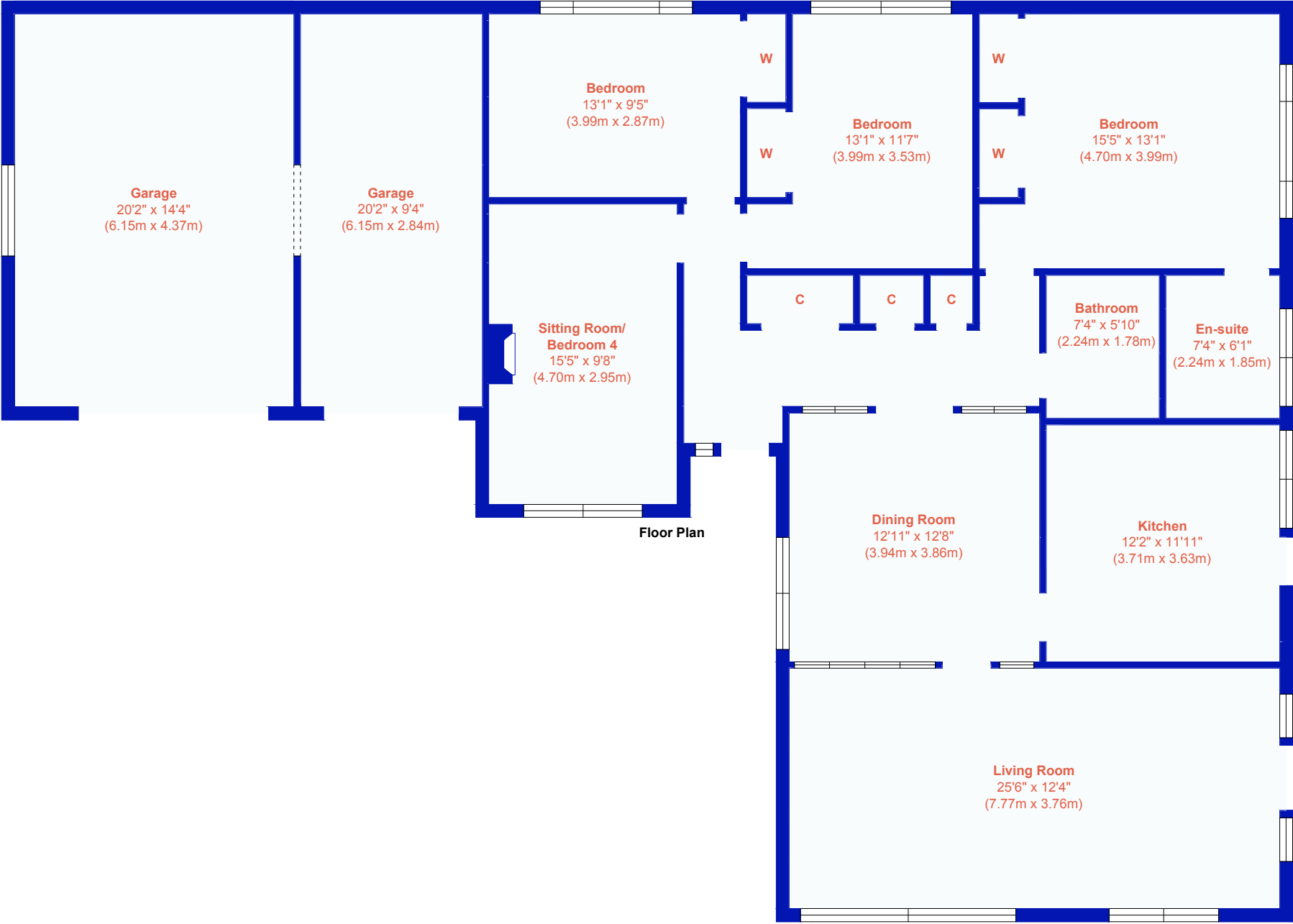








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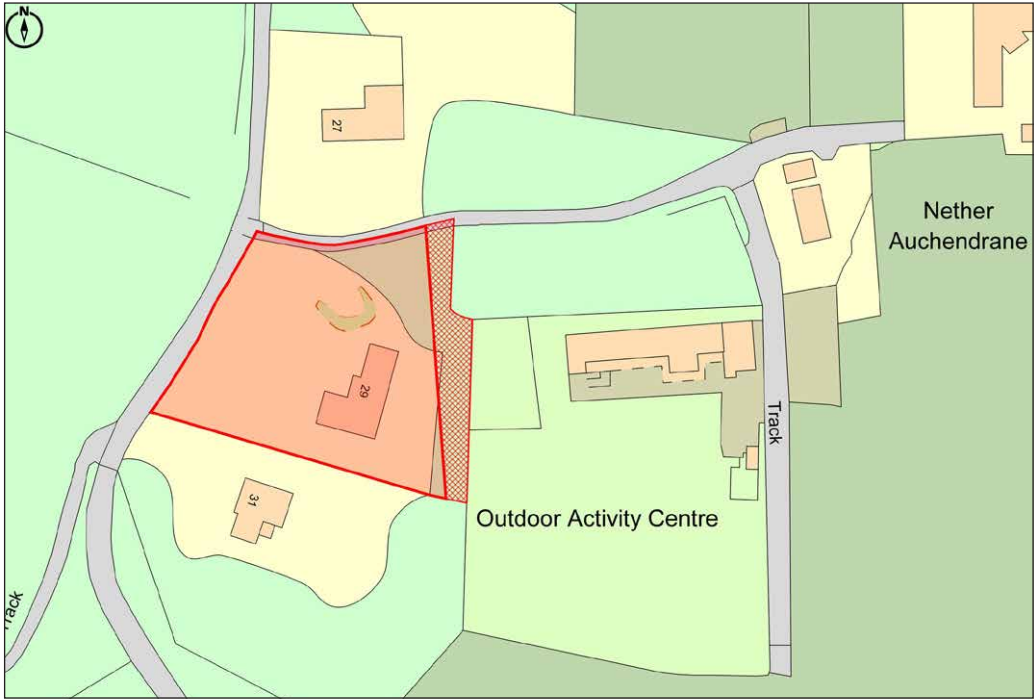


Approx. Gross Internal Floor Area 2014 sq. ft / 187.00 sq. m

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

Produced by Elements Property









**Galbraith**



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