

WHITE GATES

DUNLOP, KILMARNOCK, EAST AYRSHIRE



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An attractive country house with exceptionally well-maintained gardens in a sought after location.

Dunlop 1.9 miles ■ Glasgow 14.9 miles ■ Glasgow Airport 16.6 miles

About 0.77 acres

- 3 Reception Rooms. 4 Bedrooms (1 en suite). Sun Room. Kitchen. Utility Room. Cloakroom. Bathroom.
- Integral garage.
- Outbuilding.
- Beautiful mature well-maintained gardens.
- Additional land available to rent by separate negotiation.

As a whole offers over £430,000



Galbraith

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 **OnTheMarket**

Living Room



Dining Room



SITUATION

White Gates is situated in a beautiful rural location close to the conservation village of Dunlop in East Ayrshire and within easy travelling distance of Glasgow. Dunlop has a post office, village shop, artisan shop and bakery, well regarded restaurant (Struther Farmhouse), an excellent primary school and railway station with regular services to Glasgow. Stewarton (about 3.9 miles) has a primary and secondary school and private schooling is available at Belmont House, Wellington and Hutchesons which are within easy travelling distance. Glasgow and Prestwick Airports are easily reachable being 16.6 and 20.3 miles distant respectively.

Ayrshire is renowned for its many golf courses including the world-famous courses at Turnberry, Prestwick and Royal Troon. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon. The racecourse in Ayr is home to the Scottish Grand National and there are several fixtures throughout the year.

DESCRIPTION

White Gates is an attractive substantial country house built in 1955 over two storeys of brick with a render finish under a pitched slate roof with integral garage. It sits proudly within mature, landscaped and expertly stocked gardens, the front drive sweeps around an oval shaped area of lawn with colourful border stocked with a variety of plants and shrubs. The house comprises a welcoming hallway from the front sunroom which overlooks the garden and countryside beyond. The principal reception rooms are all off the hall and include the living room with a gas fire set in marble surround, two alcoves, bay window and wall lights, dining room with dual aspect windows and coving and the sitting room with bay window, coving, open fire set in stone with

wooden mantle. There is a spacious kitchen with wall and base units, integrated oven, grill, hob and extractor fan and free standing fridge and dishwasher. From the kitchen there is access to a boiler room and large utility room with Belfast sink and plumbing for washing machine, from here there is a staircase to an attic room with eaves storage. Stairs from the reception hall rise to the 4 bedrooms, the master bedroom having a walk-in wardrobe and en suite shower room. All bedrooms are generously sized and have built in wardrobes. The family bathroom is of an older style with Vitrolite tiling.

There is a large integral garage with an electric door, power and light.

Single garage

Built of brick with up and over door. Water.

Outbuilding

Built of brick with corrugated roof.

GARDEN (AND GROUNDS)

The well-established gardens at White Gates are of particular note having been carefully designed with a blend of seasonal colours. The lawns are expertly maintained and edged to showcase the borders with a collection of plants, shrubs and conifers. The enclosed rear garden is bounded by a brick wall with patio, lawn and raised flower bed. A variety of mature trees form an attractive shelterbelt to the house and gardens.

There is additional land available to rent by separate negotiation (coloured green on our site plan). Field number 1 is 0.97 acres and field number 2 is 7.97 acres.

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	F28	FTTP	Yes

*Fibre To The Premises is available

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>. There is no risk of flooding at White Gates.

DIRECTIONS

From Glasgow take the M77 southbound towards Kilmarnock/Prestwick Airport, at Junction 2 take the B762 exit to Barrhead. Turn right onto Barrhead Road/B762. At the roundabout, take the 2nd exit and stay on Barrhead Road/B762 until Hurler Road A736, then left on to Glasgow Road/A736. Go through 1 roundabout then turn left onto Neilston Road. In Neilston turn left onto High Street then continue onto Kingston Road and continue for about 4.5 miles. White Gates is on the left hand side of the road.

POST CODE

KA3 4BQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///recline.neatly.inches

SOLICITORS

Lindsays, Glasgow, Royal Exchange House, 100 Queen Street, Glasgow, G1 3DN

LOCAL AUTHORITY

East Ayrshire Council, Council Headquarters, London Road, Kilmarnock, KA3 7BU. Tel: 01563 576000.

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

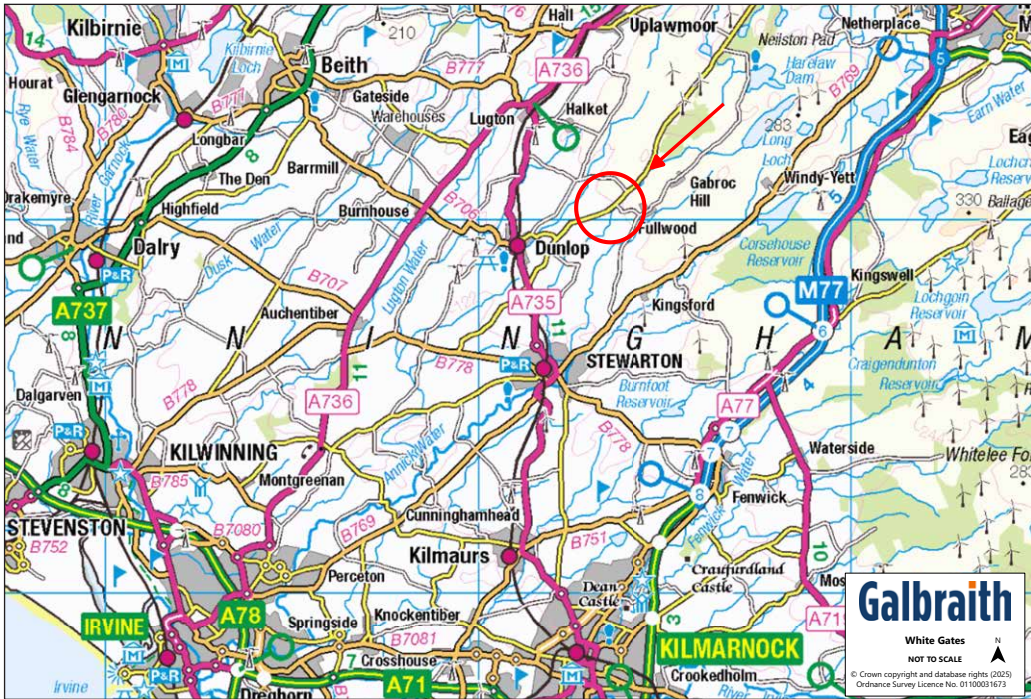
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

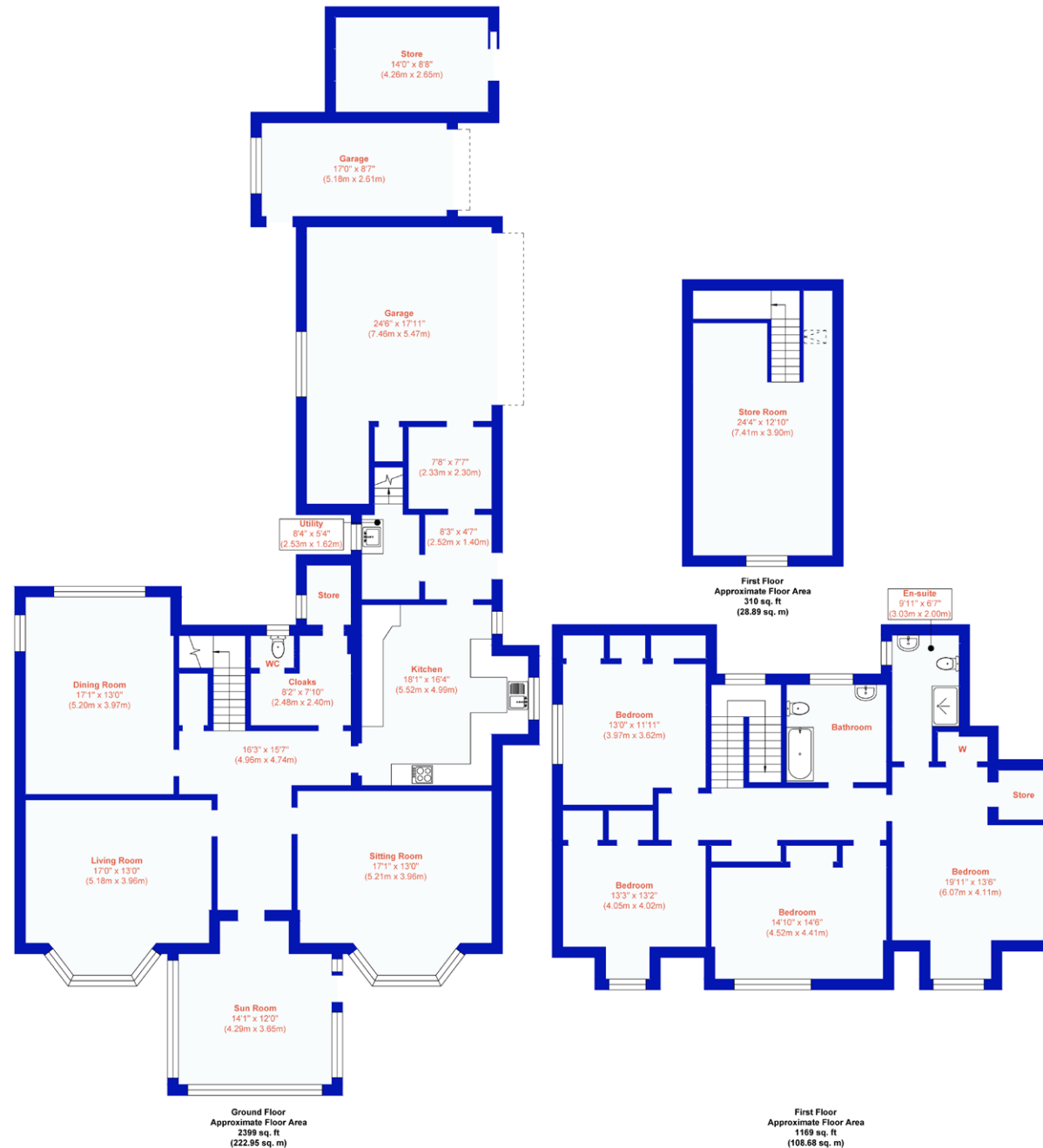
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 April 2025.







White Gates



Approx. Gross Internal Floor Area 3878 sq. ft / 360.52 sq. m

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

Produced by Elements Property



Galbraith



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