



BRIDGE BANK

BARBIESTON, SOUTH AYRSHIRE



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A charming cottage in an idyllic rural location

Coylton 2.5 miles ■ Ayr 8.5 miles ■ Glasgow 40 miles

About 0.38 acres

Offers Over £335,000

- 1 Reception Room. 4 Bedrooms (1 en suite). Dining Kitchen. Utility Room. Conservatory.
- Private sheltered gardens.
- Monoblock driveway.
- On the banks of the Water of Coyle.
- Solar Panels.



Galbraith

Ayr
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 **OnTheMarket**

SITUATION

Bridge Bank is situated in a peaceful quiet road in the hamlet of Barbieston about 2 miles from the popular village of Coylton which has a primary school, shops and a medical practice. The County Town of Ayr on the Firth of Clyde has a wide range of amenities including cinema, excellent shopping and supermarkets, and first class private and state schools together with a good range of restaurants and sports facilities. There is a regular train service from Ayr to Glasgow and Glasgow Prestwick Airport is only about 12 miles distant and offers regular international flights.

Ayrshire is renowned for its many golf courses including the world-famous facilities at Turnberry and Royal Troon. There are exceptional yachting facilities at the Marinas in Troon, Largs and Inverkip. There are 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. Alloway, south of Ayr, is famous as the birthplace of Robert Burns.

DESCRIPTION

Bridge Bank is a delightful rural property built over one and a half storeys of stone and render finish to the sides and rear under a slate roof. On entering the property, you are immediately impressed with the bespoke oak split entry staircase rising to two bedrooms, the master having an en suite fitted with Porcelanosa fittings and tiles. The ground floor has a large dining kitchen fitted with floor and wall mounted units under a complimentary worktop, integrated fridge, oven, microwave, dishwasher and electric hob with extractor fan. The utility room is off the kitchen and houses a chest freezer and is plumbed for a washing machine and tumble drier. The conservatory is also off the kitchen and overlooks the private garden. The bright and spacious sitting room has dual aspect windows and a double-sided wood burning stove so both the sitting room and kitchen benefit from the heat and captivating view of the flames. The family bathroom is fitted with Porcelanosa sanitaryware and tiling.

GARDEN

The front garden is down to lawn and is well stocked with a variety of shrubs and conifers, a monoblock drive provides parking for several vehicles. The rear garden is a peaceful haven sheltered with mature trees and overlooking the Coyle Water below. There are two greenhouses and a timber garden shed. There is an area of woodland of about 0.19 acres to the left of the house leading down to a pathway along the Water of Coyle.

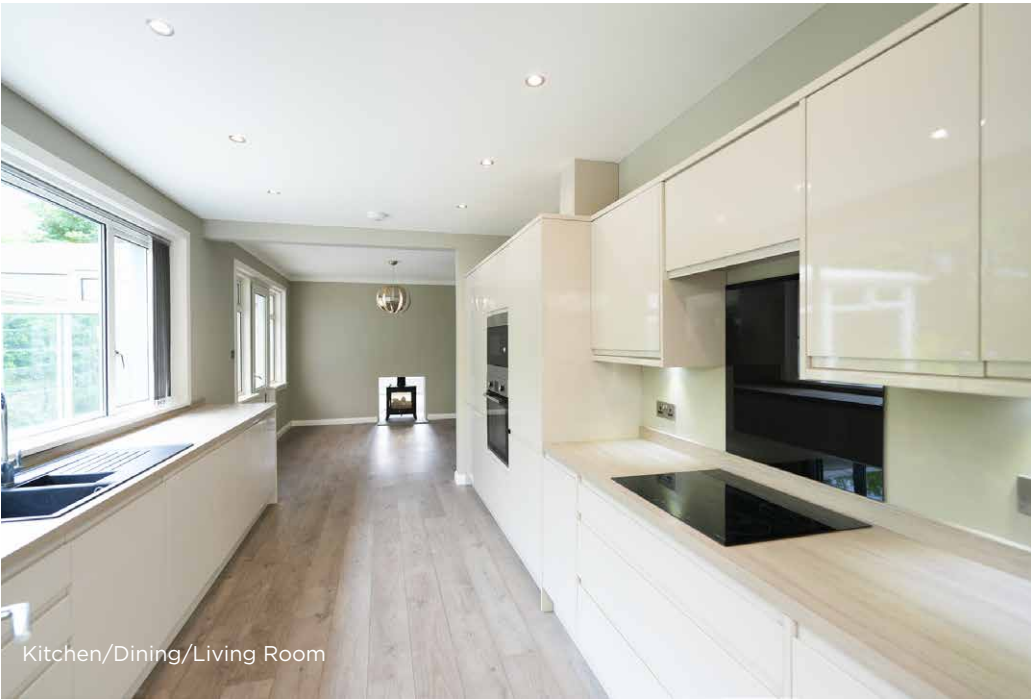
SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	LPG	Band E	C70	FTTC*	Yes

*Fibre To The Cabinet is available

FLOOD RISK

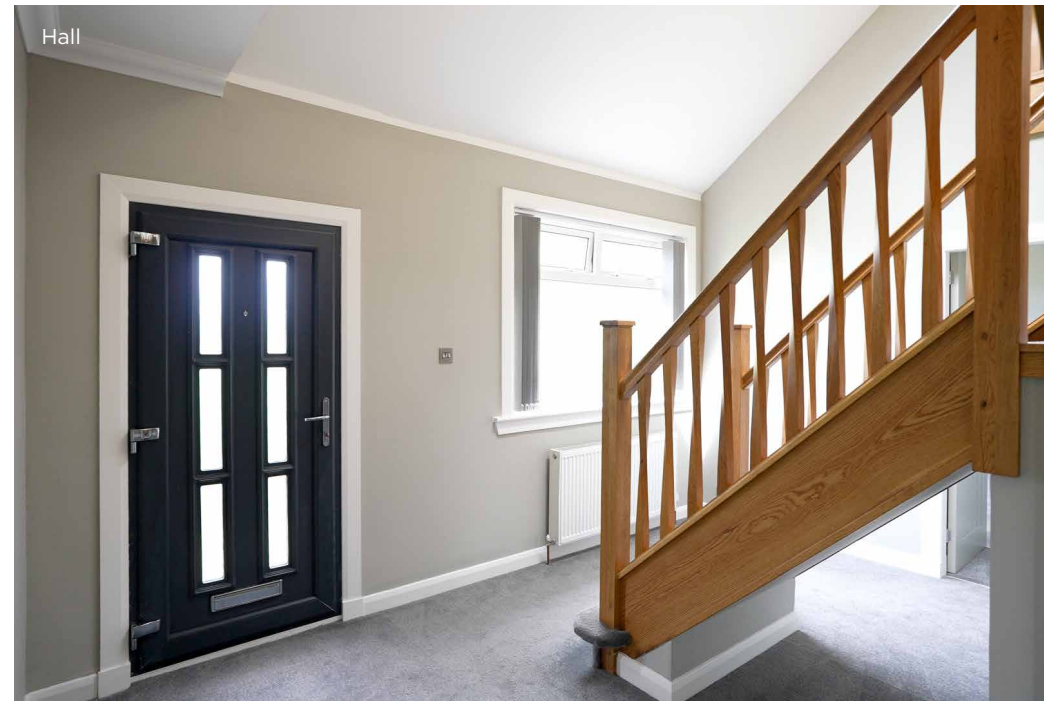
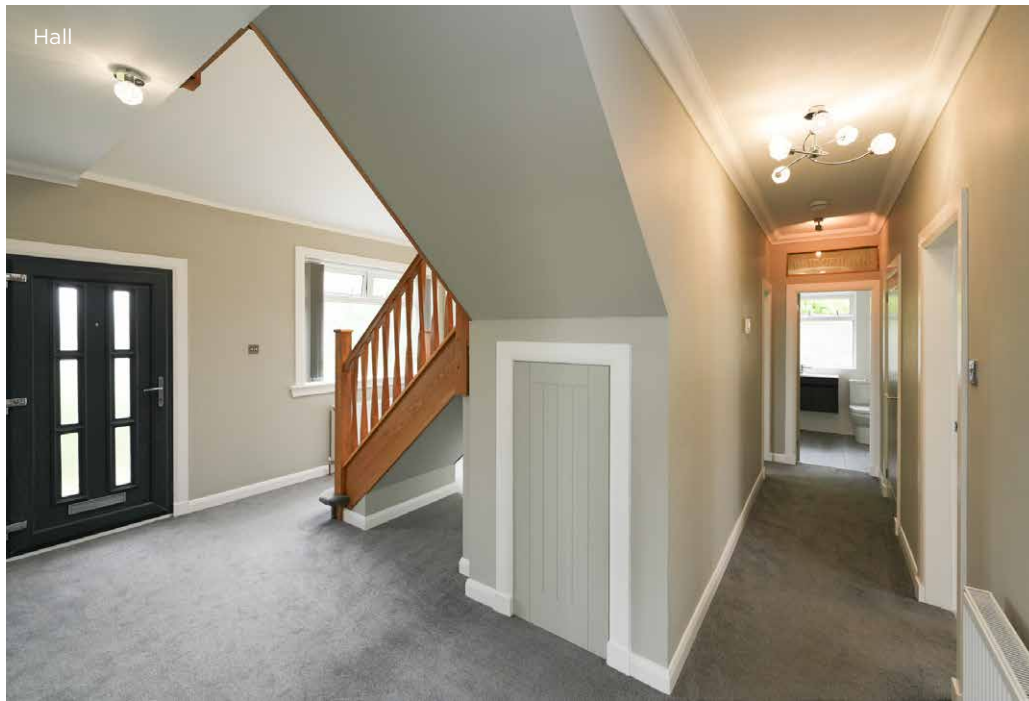
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>
There is no evidence of flooding at the property according to SEPA.



Kitchen/Dining/Living Room



Kitchen/Dining/Living Room



DIRECTIONS

From Ayr, take the A70 east to Coylton. Proceed past the shops and through the traffic lights and turn right onto the B742 for Dalrymple and Low Coylton. Follow the road towards Barbieston Farm, at the T junction turn left and Bridge Bank is on the right hand side just around the bend in the road.

POST CODE

KA6 7EF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///arrival.jots.plates

SOLICITORS

Russell Gibson McCaffrey, 2/2 Albert Chambers, 13 Bath Street, Glasgow, G2 1HY

LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

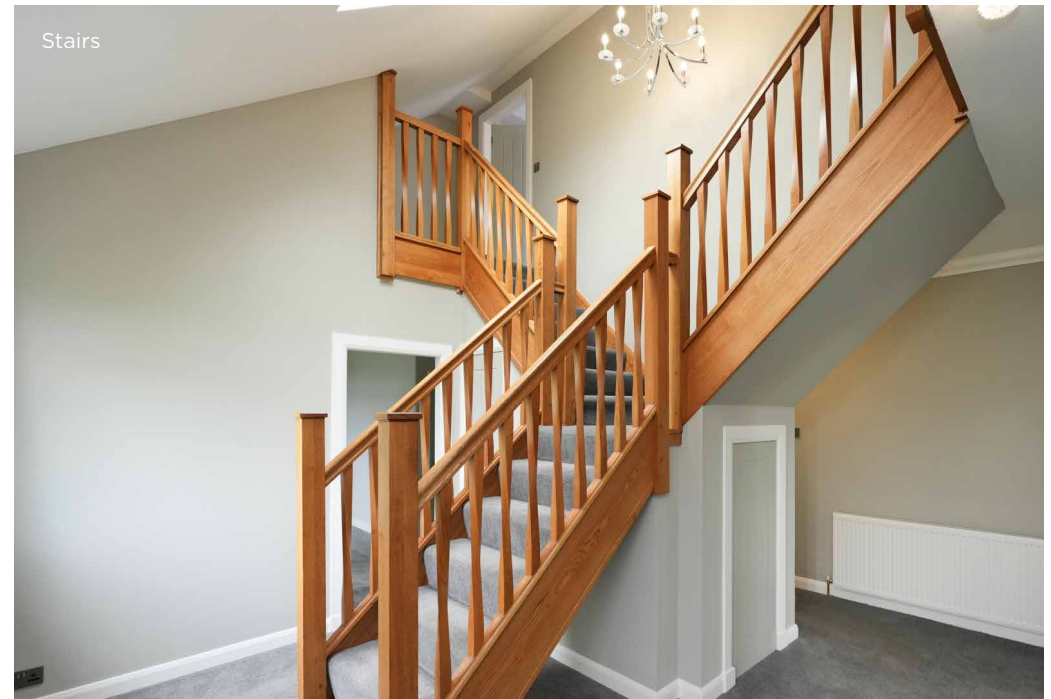
ANTI MONEY LAUNDERING (AML) REGULATIONS

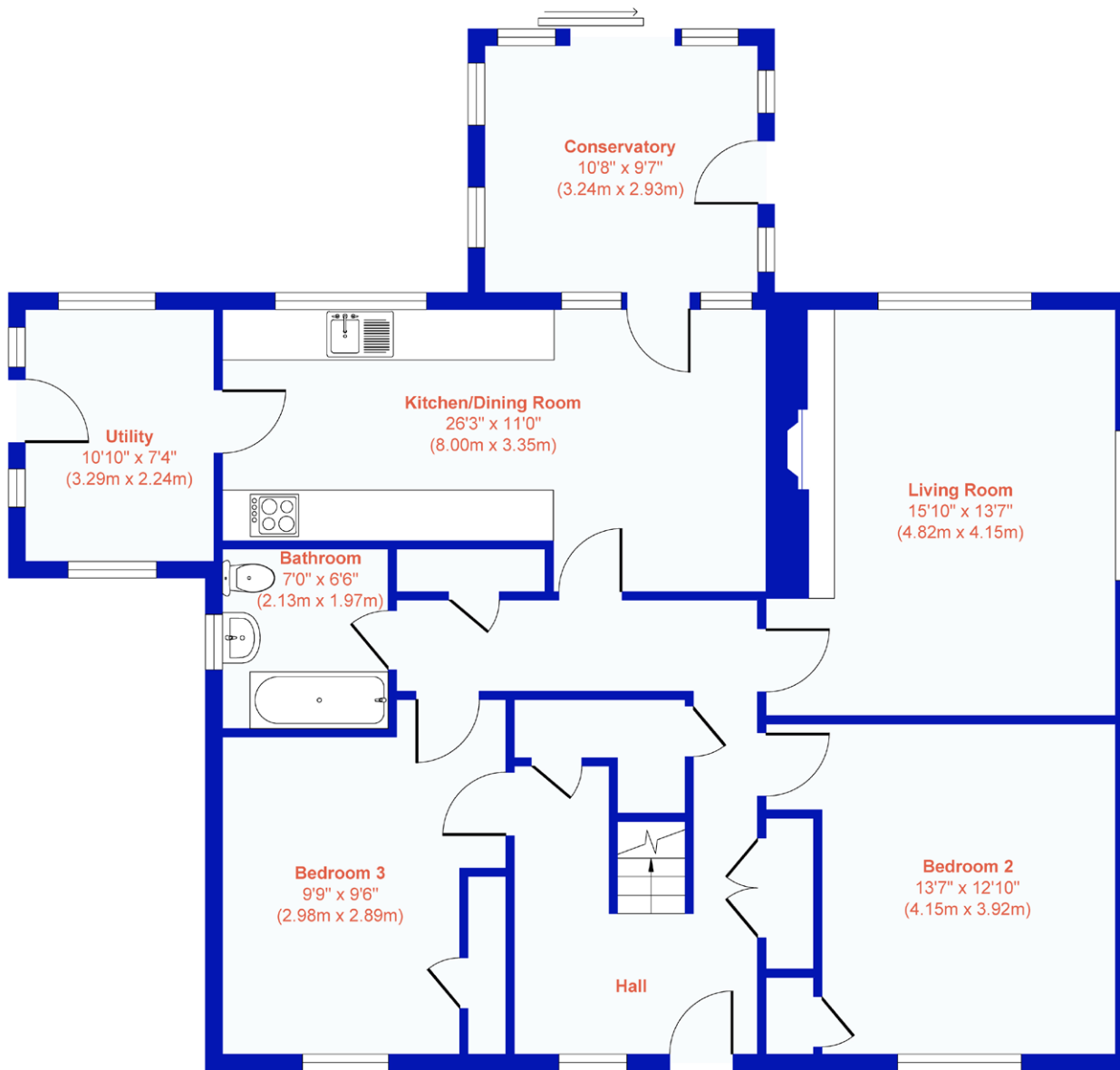
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

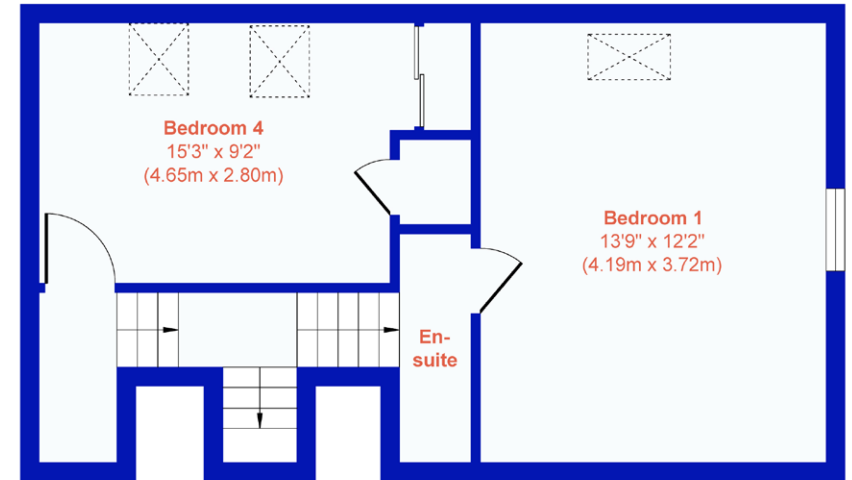
HEALTH & SAFETY

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.





Ground Floor
Approximate Floor Area
1193 sq. ft
(110.89 sq. m)



First Floor
Approximate Floor Area
406 sq. ft
(37.74 sq. m)

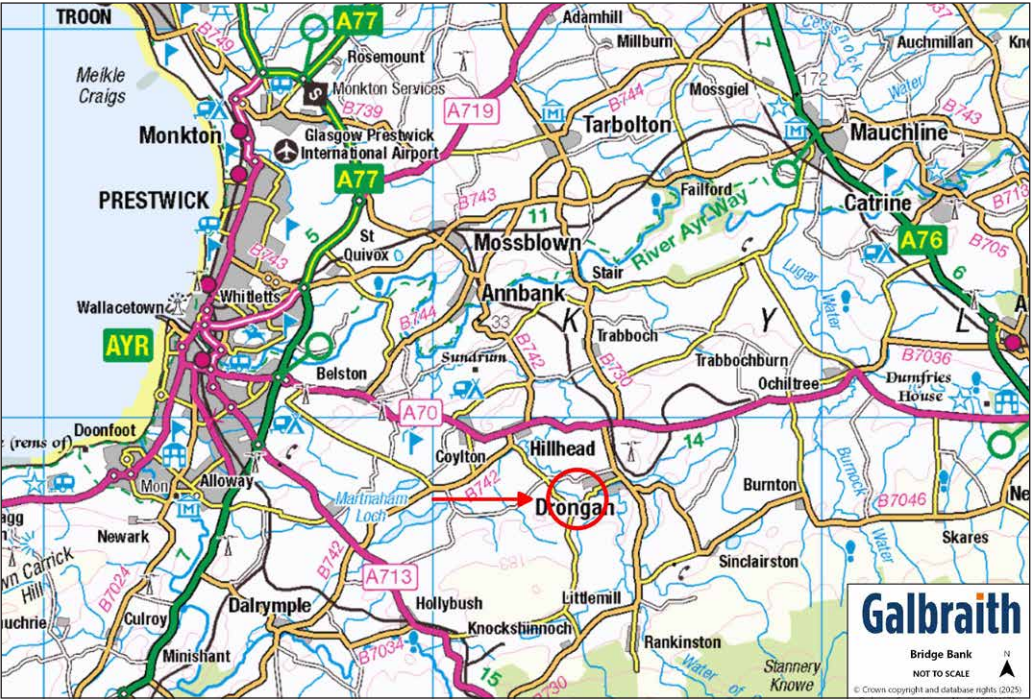
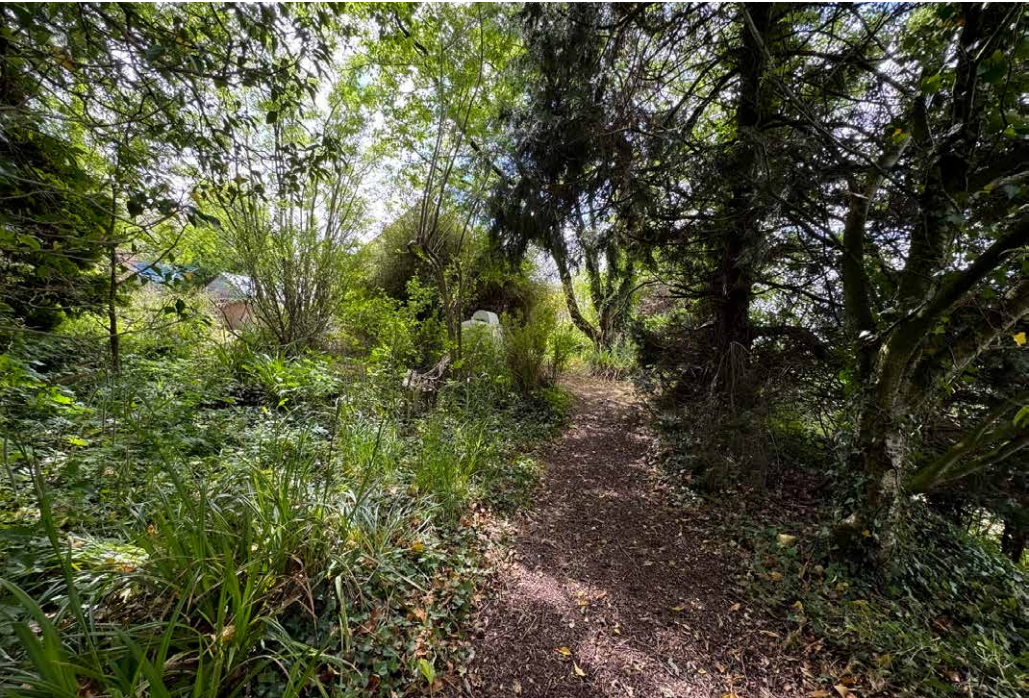
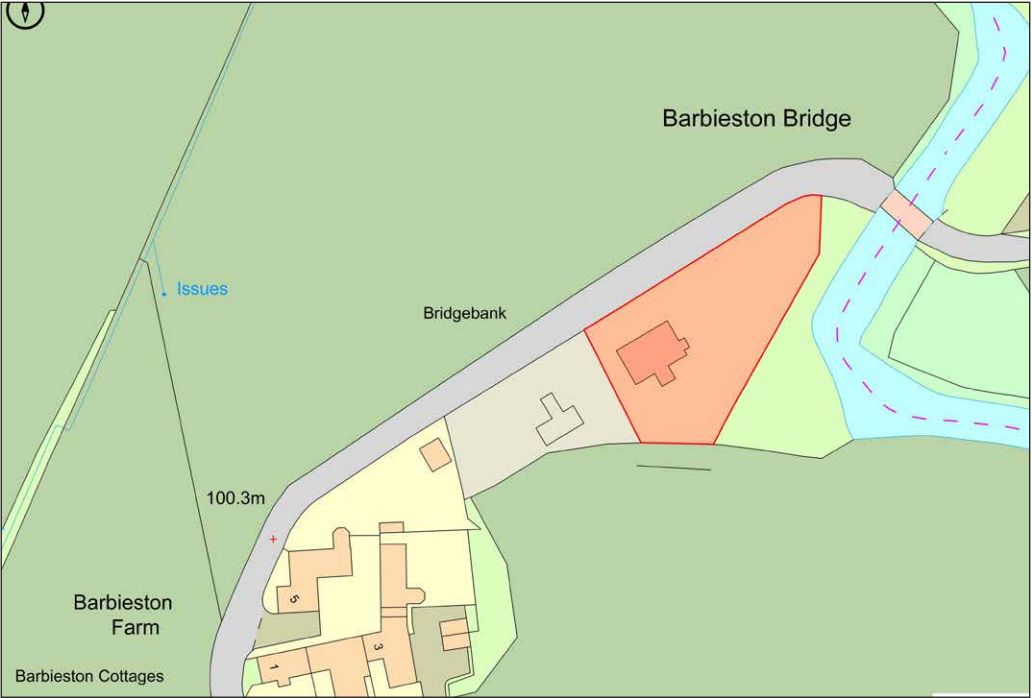
Approx. Gross Internal Floor Area 1599 sq. ft / 148.63 sq. m

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 May 2025.





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