

11 HIGH LANGSIDE HOLDING
CRAIGIE, KILMARNOCK, SOUTH AYSRSHIRE



11 HIGH LANGSIDE HOLDING, CRAIGIE, KILMARNOCK, SOUTH AYRSHIRE

A fine rural cottage with buildings in a lovely peaceful location.

Ayr 10 miles ■ Kilmarnock 5 miles ■ Glasgow 29 miles

About 0.33 acres

Offers Over £285,000

- 2 reception rooms. 2 bedrooms.
- Range of useful buildings.
- Lovely mature gardens.
- Quiet rural setting with splendid views.



Galbraith

Ayr
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 **OnTheMarket**

SITUATION

11 High Langside Holding is a fine detached cottage occupying a peaceful setting about 0.8 miles from the attractive village of Craigie. Craigie Castle, in the old Barony of Craigie, is a ruined fortification, situated about 1 mile outside the village. The castle is recognised as one of the earliest buildings in the county. There are good private and state schools in the area - Symington Primary School which is well regarded and is about 3 miles distant. There are a number of golf courses around Troon including Royal Troon and a yacht marina. Kilmarnock (about 5 miles) offers a wide range of amenities including schooling, cinema, hospital and an excellent range of shops and professional services and a sports centre with gymnastics and football facilities. Glasgow Prestwick Airport is about 6.8 miles distant, whilst Glasgow International Airport is about 34 miles. There are excellent road links to Glasgow via the M77 and the railway station in Kilmarnock has regular commuter connections to Glasgow and beyond.

The quiet country lanes around 11 High Langside Holding provide excellent opportunities for walking and cycling.

DESCRIPTION

Built around 1939, 11 High Langside Holding is an excellent small holding built on a single storey of brick with a painted cream render finish and a pitched and hipped design roof with clay tiles. The cottage is situated in a peaceful rural location with open views across the surrounding Ayrshire farmland. There are lovely mature gardens together with useful buildings making the property a desirable opportunity for rural living in an accessible location.

ACCOMMODATION

The kitchen has a range of storage units with Raeburn multifuel cooker, free standing electric oven and washing machine and shelved pantry area. The living room with cornicing has lovely views overlooking the gardens and leads to the conservatory with polycarbonate roof, there are two spacious bedrooms, a shower room with enclosed shower, tiled walls, wash hand basin and w.c. and a cosy dining / sitting room to the rear of the property.

GARDEN (AND GROUNDS)

The cottage benefits from a gravelled drive with ample parking / hard standing area. The property is bounded by mature privet hedging and fencing and a leylandii hedge to the rear, the mature gardens are stocked with a range of colourful shrubs and plants including hydrangea and roses, and a feature pond.

BUILDINGS

Within the grounds, there are a small range of buildings:

Workshop, garage, coal shed and store:

Rendered brick under a corrugated frame roof, with sliding door entrance and double doors, power and water: About 4.36m x 5.67m and 5.54m x 7.48m and 1.47m x 1.59m and 5.62m x 3.36m.

Storage Shed: Timber frame with tin cladding, fibre cement roof and stone floor.

About 11.65m x 5.79m, with the additional of a lean-to (3.88m x 5.36m) of wood and tin construction. Power and water.

Chicken Shed: Timber framed.

About 5.27m x 3.55m.

Greenhouse (adjoining house).

Glass framed greenhouse.

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 fired central heating	Band D	E48	ADSL (Asymmetric Digital Subscriber Line)	Yes

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 to the property.

DIRECTIONS

From Glasgow take the M77 south bound. At Bogend Toll junction turn left on to the B730. Continue along this road for about 1 mile and turn left signed for Craigie. No 11 High Langside Holding is on the left hand side after about 3/4 mile.



POST CODE

KA1 5ND

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

//w3w.co/outs.social.dynamics

SOLICITORS

Dales Solicitors, 18 Wallace St, Galston KA4 8HP

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

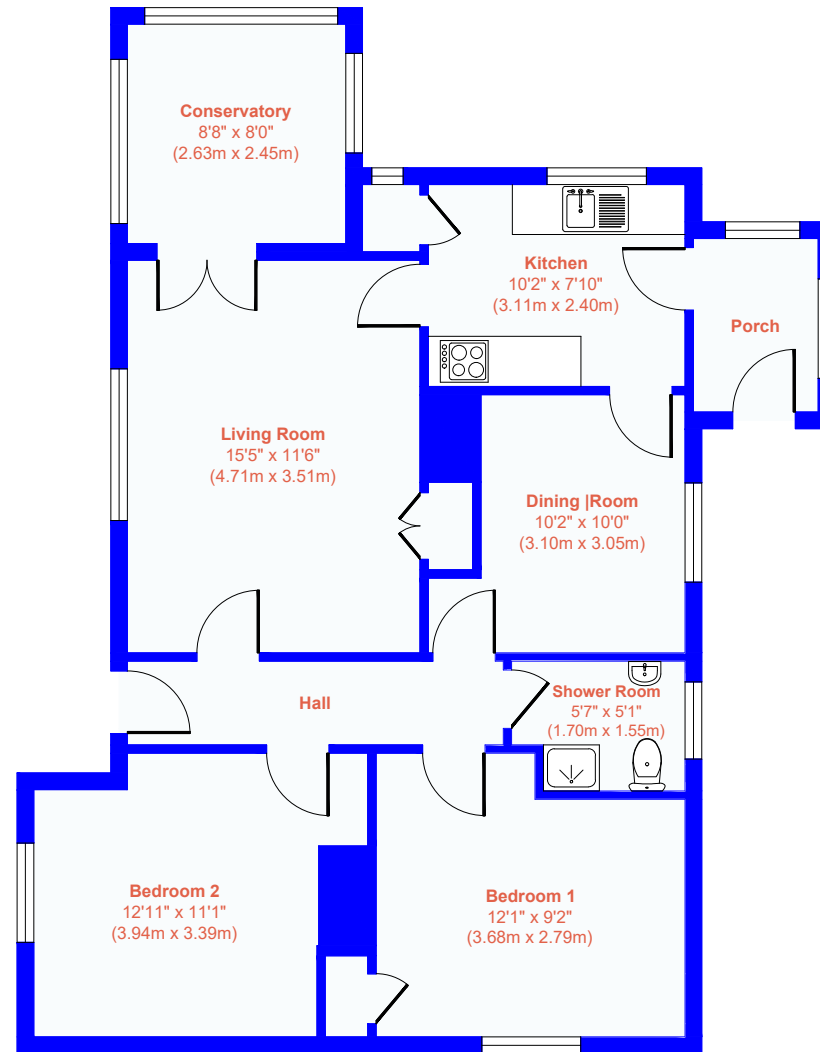
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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



11 High Langside Holding, Craigie, Kilmarnock



Floor Plan

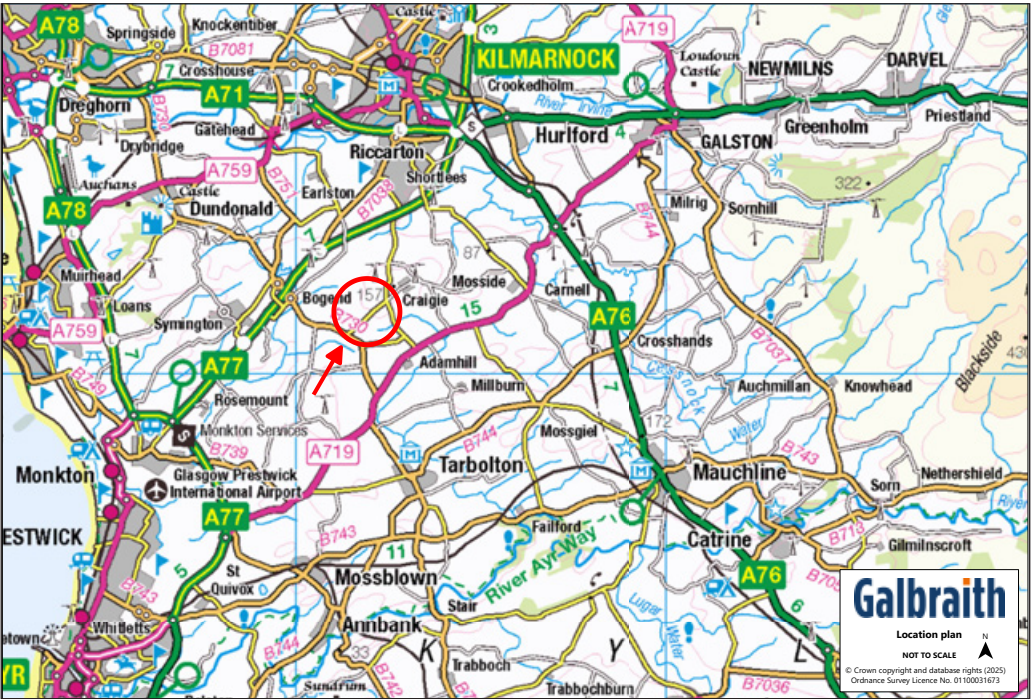
Approx. Gross Internal Floor Area 862 sq. ft / 80.09 sq. m

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 October 2025





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