

An aerial photograph showing a large white house with a dark roof and a solar panel array on the roof, situated in a lush green field. The house is surrounded by trees and a driveway. In the background, there are rolling green hills, a dense residential area, and a coastal town with a prominent cliff and sea stack. The sky is blue with some clouds.

Galbraith

**BRASTON HOUSE**  
AYR, SOUTH AYRSHIRE



## BRASTON HOUSE, AYR, SOUTH AYRSHIRE

A charming country house set in an elevated position with stunning views over Ayr and towards Arran.

Ayr 2.5 miles ■ Prestwick Airport 8.5 miles ■ Glasgow 37 miles

About 5.28 acres (2.13 hectares)

Offers Over £525,000

- 2 Reception Rooms. 4 Bedrooms. Kitchen/Dining Room. Utility Room. Bathroom. Shower Room. W.C.
- Fabulous rural setting on the outskirts of Ayr.
- Large private garden with spectacular views.
- 4.79 acres grazing paddock.
- Generously proportioned bright accommodation.
- Photovoltaic panels.



# Galbraith

Ayr  
01292 268181  
ayr@galbraithgroup.com

 OnTheMarket



**SITUATION**

Braston House is situated in an elevated position with outstanding views over Ayr and towards Arran. Located just on the fringes of Ayr and with easy access to the A77, this beautiful country residence combines charm and space with modern day comforts. Ayr offers a wide selection of shops, restaurants, sports facilities, and a cinema. The town boasts a long, sandy beach and several attractive parks, including Rozelle and Belleisle. A private co-educational school is also located nearby. Glasgow is easily reached via the A77/M77, and there is a frequent train service from Ayr to Glasgow Central. Prestwick Airport, which provides a broad range of international flights, lies just 8.5 miles away. Ayrshire is renowned for its outstanding golf courses, notably the world-famous links at Royal Troon, Turnberry, and Prestwick. Ayr Racecourse hosts the Scottish Grand National along with other fixtures throughout the year and there are yachting marinas at Troon, Ardrossan, and Largs. For equestrian enthusiasts, the Ayr Equitation Centre is located only 2 miles distant. The popular River Ayr Way walk, a 44-mile long-distance walking route that includes the Ayr Gorge Woodlands reserve, a dramatic sandstone ravine cloaked in one of Ayrshire's most significant ancient woodlands is close by. The region offers excellent opportunities for country sports, including salmon and trout fishing, making it a haven for outdoor enthusiasts.

**DESCRIPTION**

Braston House is a delightful one-and-a-half storey brick-built property, finished in attractive white render beneath a tiled roof, offering spacious and versatile accommodation throughout. There is potential to extend into the extensive eaves storage areas and/or reconfigure the side extension (subject to planning). Upon entering, a large and welcoming reception hallway sets the tone for the home and provides access to the principal living areas. The well-proportioned sitting room features an open fire with slate hearth, coving, wall lights and French doors opening onto the patio from which full advantage of the views can be enjoyed. The cosy snug has a wood burning stove and walk-in cupboard. The heart of the home is the impressive open plan kitchen dining room, the kitchen is well equipped with floor and wall mounted units a ceramic hob, Belfast sink, a large island, integrated dishwasher and microwave (the AGA is available by separate negotiation). The dining room has French doors leading directly to the patio providing a great entertaining space for family and guests. The utility room is plumbed for a washing machine and has space for a tumble dryer, it is fitted with a spare oven and has ample floor and wall mounted units. There is one spacious bedroom on the ground floor with views over the rear garden. Completing the ground floor is a convenient w.c. and two large storage cupboards. The stairs



rise to the first floor where there are three further generously proportioned bedrooms which all benefit from excellent storage. The master bedroom has existing plumbing in place, offering potential to create an en-suite bathroom (subject to necessary planning consents). The stylish family bathroom comes complete with claw-foot bath, wash hand basin set in vanity unit, w.c. and attractive half panelled walls. In addition there is a shower room with power shower.

**ACCOMMODATION**

Ground Floor: Sitting Room, Snug, Open Plan Kitchen/Dining Room, Bedroom, Utility Room, w.c.

First Floor: 3 Bedrooms, Family Bathroom, Shower Room.

**GARDEN**

Externally, the property benefits from a generous garden, mainly laid to lawn with several fruit trees and complemented by a charming patio area ideal for outdoor dining and entertaining whilst enjoying the superb view across to Arran and beyond. There is a useful garden shed and timber log storage shed as well as a carport.

**LAND**

There are 4.79 acres of land lying directly adjacent to the garden. This has been graded 4(2) by the James Hutton Institute and is about 55m above sea level. There is water from a trough on the land.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains and PV panels.	Private - Septic tank	Freehold	Oil and wood burning stove	Band F	E53	FTTC*	Yes

\*Fibre to the Cabinet



### PV PANELS

There is a bank of solar panels in an enclosed area of the garden which generate approximately £800 per annum from the feed-in tariff.

### FLOOD RISK

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

### ACCESS

There is a right of access over the farm road marked A - B on the site plan.

### WAYLEAVE

There is a small wayleave payment paid annually from British Telecom for poles on the land.

### DIRECTIONS

From Ayr take the A713 Dalmellington Road, take the first left after the roundabout and follow the road for about half a mile to Braston House.

### POST CODE

KA6 6AA

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///cloak.dame.audit

### SOLICITORS

Lockharts, 12 Beresford Terrace, Ayr, KA7 2EG.

### 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. Excluded from the sale are the dining room curtains and light fitting. The AGA is available by separate negotiation.

### 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

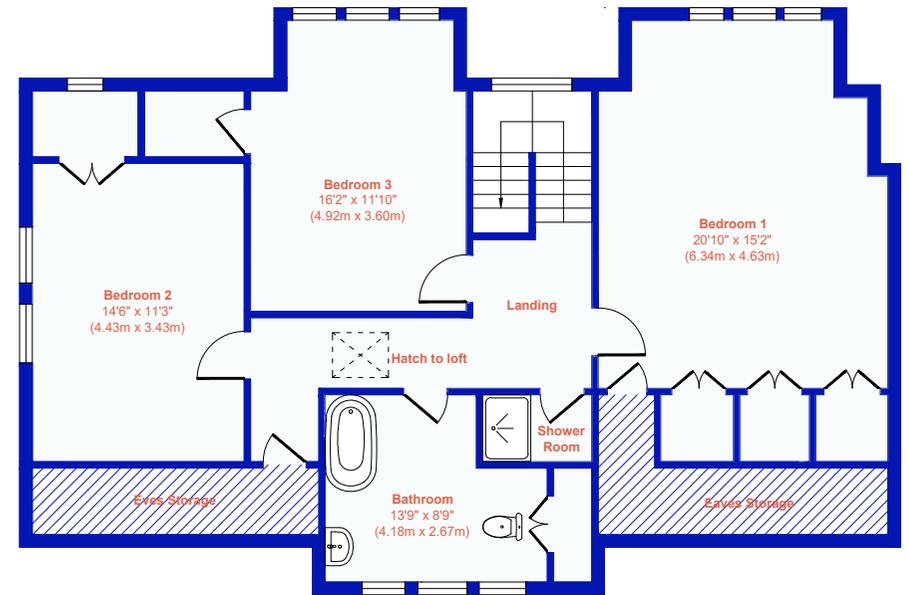
Appropriate caution should be exercised at all times during inspection.



# Braston House



Ground Floor  
Approximate Floor Area  
1736 sq. ft  
(161.24 sq. m)



First Floor  
Approximate Floor Area  
1129 sq. ft  
(104.97sq. m)

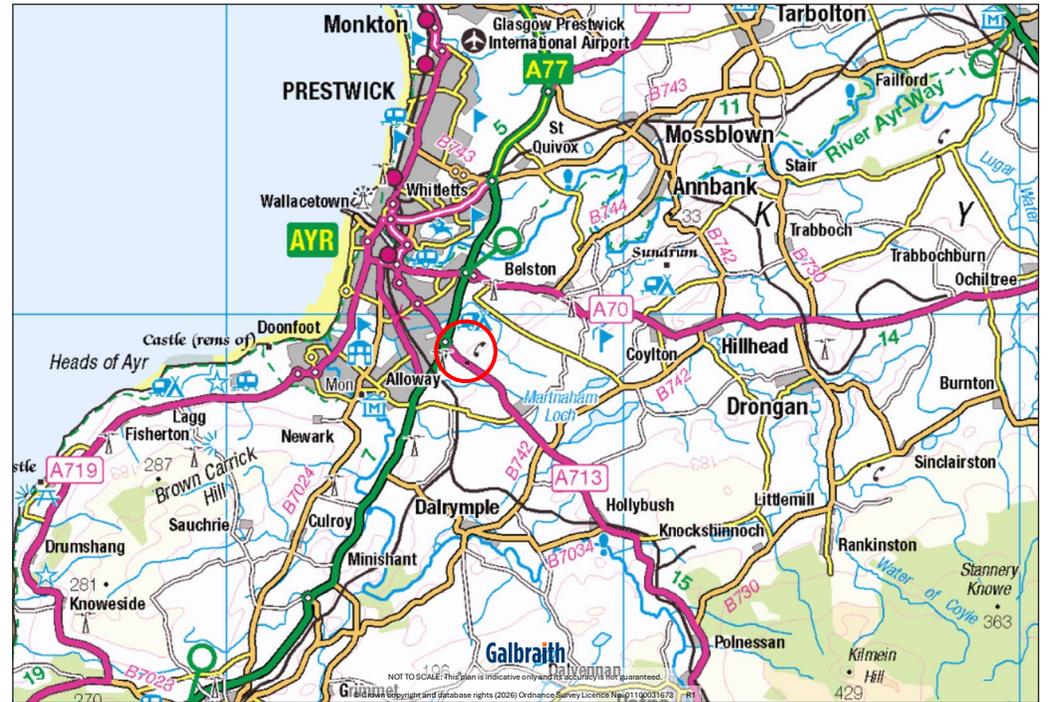
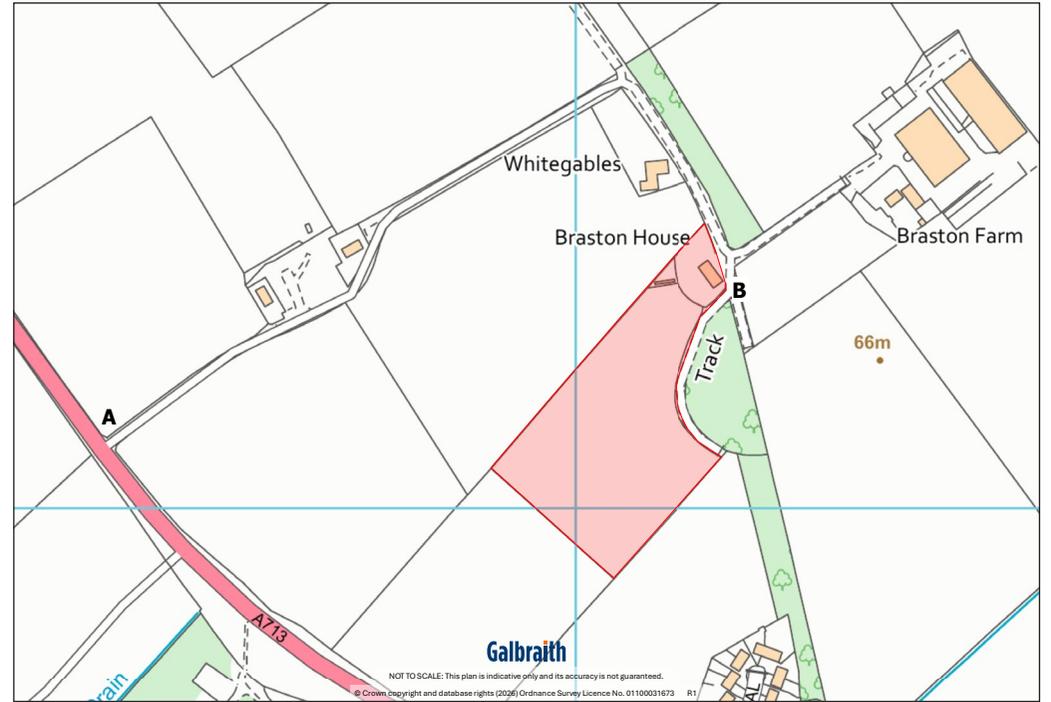
**Approx. Gross Internal Floor Area 2865 sq. ft / 266.21 sq. m**

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 February 2026.





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