

Windyedge Bungalow

Dalry | North Ayrshire



Galbraith



A charming lifestyle home offering expansive gardens, outbuildings,
land and stunning countryside views.



Dalry 1.9 miles | Glasgow Airport 18.9 miles | Glasgow 25 miles

(All distances are approximate)

About 3.9 acres (1.57 hectares)

1 Reception Room, 5 Bedrooms (Master en suite), Dining Kitchen. Shower Room.

Useful outbuildings and log cabin.

Grazing land (3.28 acres).

Fabulous views over Ayrshire countryside.

Peaceful, rural location.

Solar panels.

Offers Over £425,000

Galbraith

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Situation

Windyedge Bungalow is situated in an elevated rural setting with wonderful views over rolling Ayrshire countryside about 2 miles north-west of Dalry. It is well positioned for easy access to Glasgow which is about 27 miles. Local services and facilities are available in Dalry including a mainline railway station with regular services to Glasgow and beyond. Kilwinning (6 miles) and Beith (7 miles) are well serviced with a wide range of local shops and facilities including restaurants and coffee shops.

Both Glasgow and Prestwick Airports are equidistant at about 20 miles from the property. There are primary schools in Dalry and private schools at St Columba's at Kilmacolm and Wellington in Ayr. Ayrshire is renowned for its many golf courses including the world-famous courses at Turnberry and Royal Troon. The course at West Kilbride is also well regarded. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon. Lynn Glen is a beautiful woodland walk winding along the Caaf Water with great views of the Lynn Spout waterfall. Dalgarnen Mill, a restored Victorian mill and 3 granary floors is home to the Museum of Ayrshire Country Life and Costume.

Description

Windyedge Bungalow is an attractive lifestyle property set within generous grounds and surrounded by open countryside. Constructed over oneandahalf storeys in Scottish sandstone and brick with partial roughcast to the sides and rear, the home sits beneath a traditional Rosemary tiled roof. The property has been thoughtfully extended and upgraded by the current owners, who have undertaken a programme of refurbishment including a new aircource heat pump, full insulation improvements, a redesigned firstfloor layout, and a beautifully extended dining kitchen. The property is complemented by a range of adaptable outbuildings, a log cabin, greenhouse, polytunnel and areas of grazing land - ideal for those seeking a rural lifestyle, hobby farming, or equestrian use.



Windyege Bungalow offers beautifully presented accommodation beginning with an inviting entrance vestibule featuring arched double doors and terrazzo tiles, leading through a glazed door to a warm and welcoming reception hall laid with engineered oak flooring. The living room enjoys a bay window framing open countryside views, complemented by a log burner on a slate hearth, coving and wall lights, while the sitting room, equally suited as a fifth bedroom, also features a wood burner with wooden mantle and slate hearth. The impressive dining kitchen is a bright space designed to capture the surrounding views, there is a wood burning stove with oak mantle in the dining area and the kitchen is fitted with a pale grey Howden's kitchen, Siltstone worktops, Belfaststyle sink, boilingwater tap, tumbled limestone flooring, two double ovens, induction hob, extractor, wine cooler and Americanstyle fridge freezer, with both a larder and additional storage cupboard off. The ground floor further includes a double bedroom and a stylish shower room with steamshower cabinet and underfloor heating. A staircase rises from the hall to the first floor, where three bedrooms are found, including a generous master bedroom with blue tooth speaker system, walkin wardrobe, additional cupboard and a luxurious ensuite bathroom featuring a Phoenix jacuzzi bath, Mira doublehead shower, wash hand basin and w.c.

Accommodation

Ground Floor: Dining Kitchen. Living Room. Sitting Room/Bedroom 5. Shower Room.

First Floor: Master Bedroom (en suite). 2 Bedrooms.



Dining Area



Bathroom



Bedroom

Garden (and Grounds)

The front garden is attractively landscaped with a lawn bordered by mature shrubs and planting, creating a welcoming approach to the property. From the dining kitchen, a generous patio provides an ideal space for outdoor entertaining while enjoying the panoramic views, and beyond this lies a stonechipped gated driveway offering secure parking/storage for vehicles. There is also off road parking for several vehicles to the front of the property. A charming orchard area features blackberry, raspberry and cherry bushes along with apple trees, adding to the property's rural appeal. The rear garden includes a sheltered seating area beneath a woodenframed gazebo, complemented by established shrubs, planting and a stonechipped pathway leading to the log cabin. Along the boundary sits the duck house and run, together with an 8metre polytunnel and a Rhino greenhouse, providing excellent facilities for gardening and smallscale livestock.

The outdoor space provides exceptional scope for self-sufficiency or simply enjoying the peaceful, rural setting. The elevated position delivers stunning panoramic views, reinforcing the property's appeal and offers the full spectrum of rural living.

Buildings

Lean-to (about 6.3m x 2.1m)

Timber with plasterwork and insulated, bitumen corrugated roof.

Former Garage/Utility Room (about 6.8m x 5.5m)

Brick with bitumen corrugated roof. Insulated. Electricity. Plumbed for a washing machine. W.C.

Stable (about 6m x 6m) including tool shed/hay bail storage area.

Breeze block with roughcast finish, concrete floor.

Logspan Log Cabin (about 7m x 5m at longest points)

Complete with bedroom and w.c. Electric heating, water and drainage.

Land

The grazing land at Windyedge extends to 3.28 acres and is classified as 4.1 by the James Hutton Institute. The land lies about 130m above sea level. The paddocks have direct access from the property, a water supply and are enclosed by post and rail fencing. 1,600 trees and hedgerow have recently been planted along the boundary fence.

Tenure	Local Authority	Council Tax	EPC
Freehold	South Ayrshire Council	Band E	Band D55

Services

Mains water and electricity | Private drainage (septic tank) | Air source heat pump | FTTP (Fibre to the Premises) | Mobile Signal

Solar Panels

There are 12 solar panels which generate approximately £150-£300 per annum from the feed-in tariff.

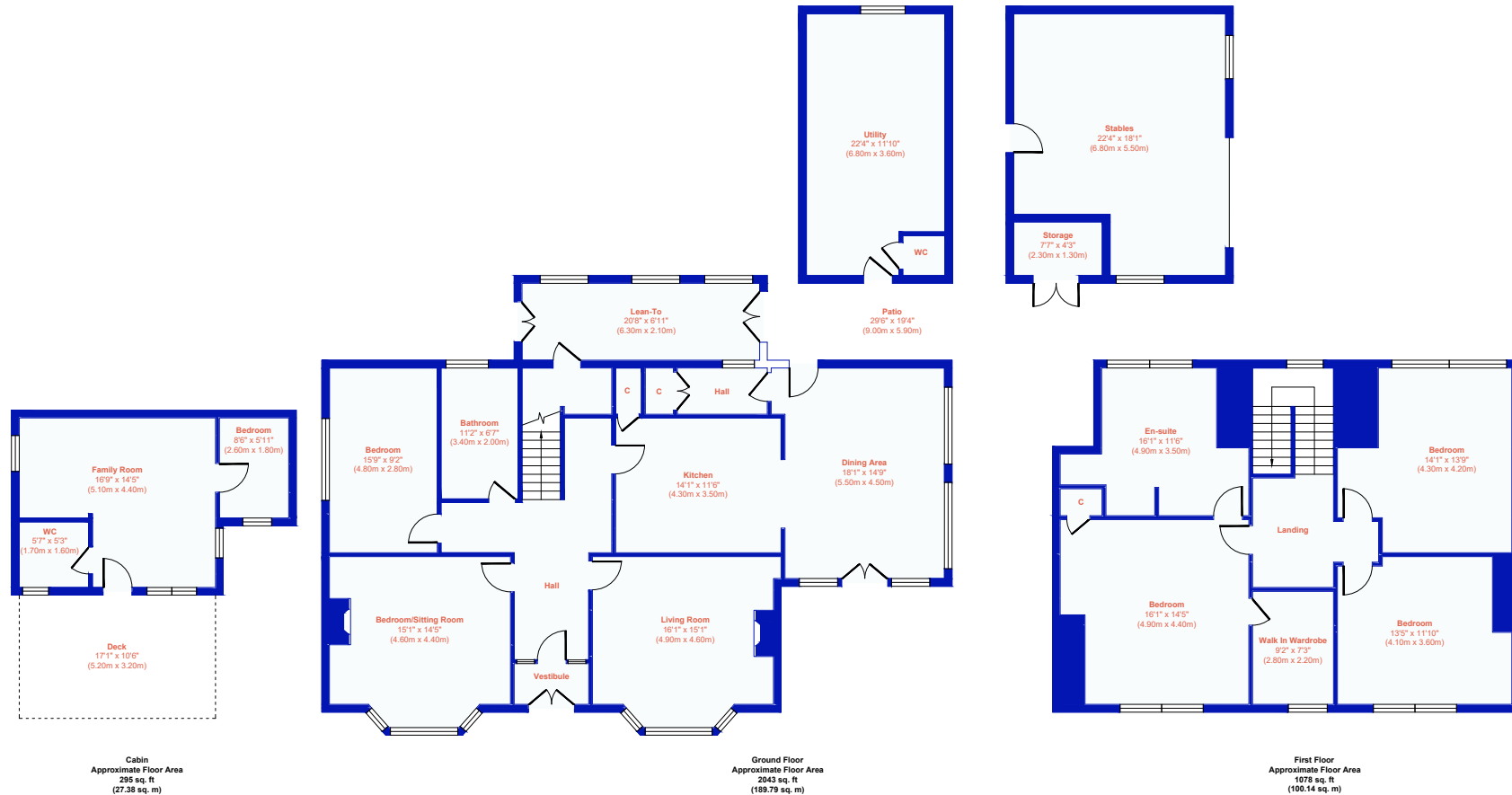


Hallway



Log Cabin

Windyedge Bungalow



Approx. Gross Internal Floor Area 3416 sq. ft / 317.31 sq. m (Including Outbuilding & Excluding Lean-To)

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 April 2026

AMC PLC FINANCE: Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact in confidence Alistair Christie on 07500794201 / email alistair.christie@galbraithgroup.com



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 Windyedge Bungalow.

Directions

From Dalry take Wingfaulds Avenue onto Fairlie Moor Road for 0.57 miles and then turn right on to an unnamed road and carry on for 0.42 miles where Windyedge Bungalow is on the left hand side of the road.



Solicitors

McKinstry Co., 44 new Street, Dalry, KA24 5AE.

Local Authority

North Ayrshire Council, Cunninghame House, Friars Croft, Irvine KA12 8EE.

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.







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