



TAMARIS

MOSSBLOWN, AYR, SOUTH AYRSHIRE

Galbraith



TAMARIS, MOSSBLOWN, AYR, SOUTH AYRSHIRE

A fine detached bungalow with grazing paddock and equestrian appeal.

Mossblown 0.9 miles ■ Ayr 5.9 miles ■ Glasgow 34 miles

About 1.17 acres

Offers Over £360,000

- Living/Dining Room, 3 Bedrooms (master en suite), Kitchen, Bathroom, Conservatory.
- Countryside views.
- Generous parking area.
- Excellent accessibility.



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com



SITUATION

Tamaris is situated on the outskirts of the village of Mossblown, South Ayrshire some 5.9 miles north east from Ayr town centre.

The well-established county town of Ayr has a wide range of excellent services including cinema and shops, supermarkets, together with a wide range of restaurants and sports facilities. There is a primary school in Mossblown and Wellington School is a highly regarded private co-educational school in Ayr and there are several other good state schools. Ayr has a mainline railway station with a regular service to Glasgow and beyond. Glasgow and Prestwick airports have regular scheduled flights and are 39 miles and 6.8 miles respectively. Glasgow itself is easily accessible by rail and road via the M77.

Ayrshire is renowned for its range of outdoor pursuits. There are a number of world renowned golf courses including Royal Troon and Turnberry. The renowned racecourse at Ayr provides regular fixtures. Excellent yachting facilities are available at the marinas in Ardrossan, Troon, Largs and Inverkip. Permit fishing is available at the River Ayr and the River Nith whilst Annbank fishery lies close by. Ayrshire is famous as the birthplace of Robert Burns. The River Ayr Walk has some delightful sections including stunning gorge walks and the Mauchline viaduct and the well regarded Enterkine Country House Hotel is also a short distance away.

DESCRIPTION

Tamaris is a fine modern bungalow finished in white render, enjoying a peaceful semi-rural position on the edge of Mossblown. The property is ideally placed for those seeking a country lifestyle with the benefit of excellent transport links and local amenities nearby. The accommodation is bright and generously proportioned throughout, comprising an entrance porch leading to a spacious living/dining room with a marble fire surround and patio doors opening into the conservatory. The kitchen is well-equipped with a range of fitted floor and wall units, a range cooker, one and a half bowl sink, and space for a fridge freezer. The conservatory, with its polycarbonate roof and wood-burning stove, offers direct access to the garden. There are three bedrooms, including a principal bedroom with en suite shower room, and a family bathroom completing the accommodation. The property benefits from gas central heating and ample built-in storage throughout. Tamaris enjoys a setting that combines accessibility with a sense of retreat. The location and layout are particularly well-suited to those with equestrian interests, offering scope for further development subject to the necessary consents, or simply for those wishing to enjoy the serenity of country living.

GARDEN (AND GROUNDS)

Externally, Tamaris offers a private decked patio seating area as well as a drying green, which provides a useful space for laundry or additional garden activities. The garden is enhanced by a vibrant mix of mature shrubs and trees, adding year-round colour and privacy. Among them stands a fruit-bearing apple tree, bringing seasonal delight and a touch of countryside character. To the front of the property, a gravelled driveway leads to a monobloc parking area positioned to the left, offering generous space for multiple vehicles. This thoughtful layout ensures easy access and ample parking for residents and guests alike.

BUILDINGS

Shed:

Timber framed storage shed.



LAND

There is a grazing paddock with a shelterbelt of it's own mature natural woodland.

PLANNING PERMISSION

Gymnasium:

Planning permission was obtained for the erection of a domestic gymnasium (Ref No 18/01018/APP). The building is now redundant, yet presents excellent potential for repurposing, subject to the appropriate consents.

Garage:

The planners have confirmed that planning permission is not required for the replacement garage providing it is built behind the building line of the dwelling house and does not exceed 3 metres to the eaves or 4 metres in overall height.

A planning application was also approved for Change of use of vacant land to form garden ground (Ref No 17/00553/APP) 1 June 2017.

SOLAR PANELS

16 solar panels were installed by the Hot House Roof and Energy Company in 2011 for which the feed-in tariff expires June 2036.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains drainage	Freehold	Gas fired central heating	Band E	C73	FTTC (Fibre to the Cabinet)	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 at the property.

DIRECTIONS

From Whitletts Roundabout take the B743 (Mauchline, Mossblown, Auchincruive) and proceed to Mossblown. On entering Mossblown turn left onto the B742, Tamaris is then on the left hand side after about 0.25 miles.

POST CODE

KA6 5BA

WHAT3WORDS

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

<https://w3w.co/inhaler.clipboard.february>

SOLICITORS

Holmes MacKillop, Ayr, 2 Barns Street, Ayr, South Ayrshire, KA7 1XA



LOCAL AUTHORITY

South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR, 0300 123 0900

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.

Bedroom



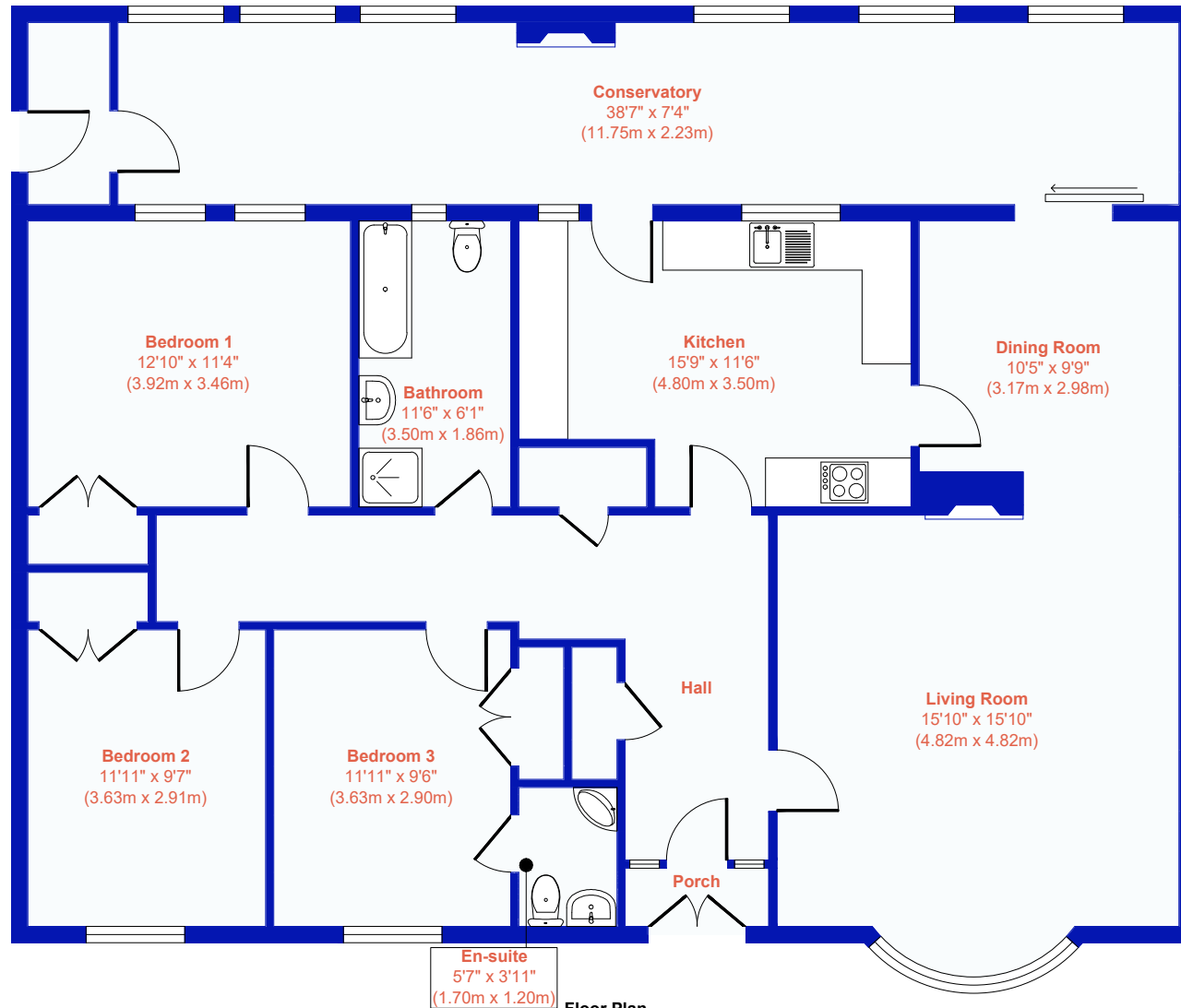
Conservatory



Bathroom



Tamaris, Mossblown, Ayr, South Ayrshire



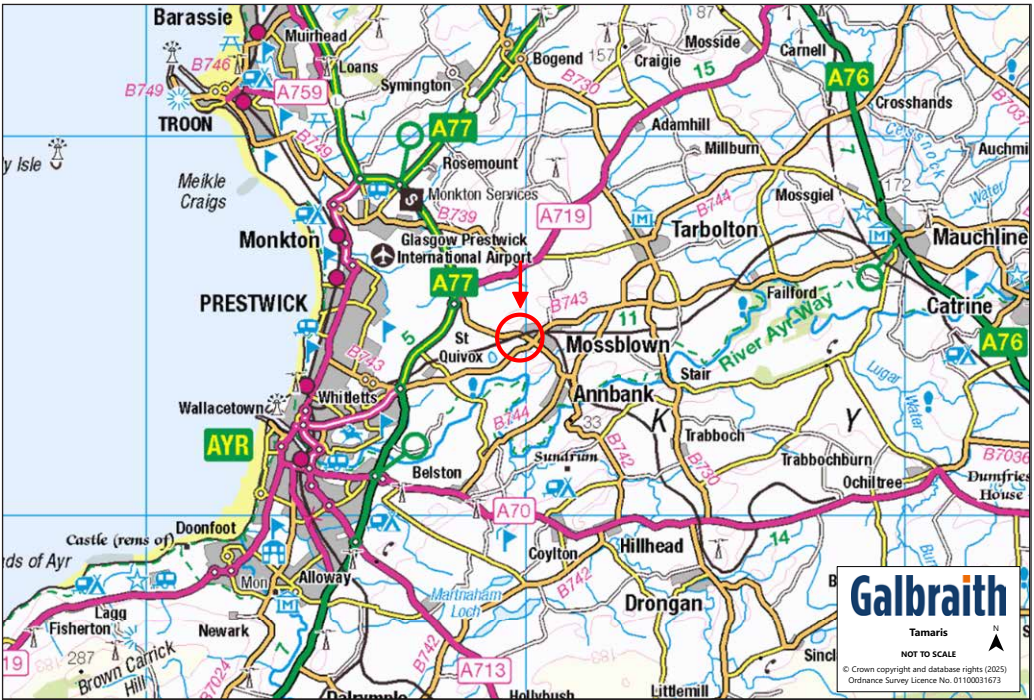
Approx. Gross Internal Floor Area 1689 sq. ft / 156.96 sq. m

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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