

# 45 Hillhead

Coylton | Ayr | South Ayrshire



**Galbraith**



A rare opportunity to acquire a large plot in a sought-after edge of village setting with huge potential for redevelopment (subject to planning consents)



Ayr 6 miles | Prestwick Airport 9 miles | Glasgow 37 miles

(All distances are approximate)

**About 0.39 acres**

Currently a 3 bed house with planning for alterations.

Useful outbuildings/workshop.

Privately situated serviced plot.

Lovely countryside views.

**Offers Over £155,000**

# Galbraith

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## Situation

45 Hillhead is privately situated on the outskirts of the popular and highly desirable village of Coylton. Coylton has a good range of local shops, a primary school and recreational facilities whilst Ayr (6 miles distant) has a variety of high street shops, supermarkets, cinema and an excellent choice of bars and restaurants. Primary and secondary schooling is available including private schooling at Wellington. Glasgow can be reached via the A/M77 and Prestwick Airport is about 10 miles away with regular flights. Ayrshire is renowned for its many golf courses including the world-famous facilities at Royal Troon, Prestwick and Turnberry. There is a 12 hole golf course at Roodlea (3 miles away). There are excellent equestrian facilities at Ayr Equitation Centre (4.2 miles) and fine sailing on the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip. Ayrshire has many delightful walks including the River Ayr Way walk which passes through several local towns and villages which each have their own unique network of paths. Dumfries House, a Palladian country house, owned by HRH King Charles (9 miles distant) is set in a 2,000 acre estate with an outstanding collection of 18th century furniture, beautiful walled gardens and coffee shop.

## Description

The property at 45 Hillhead offers an exceptional opportunity for buyers seeking a refurbishment project or subject to planning consents demolish and rebuild on this private edge of village plot with beautiful countryside views. Due to the size of the plot, it may be possible to acquire planning permission to demolish and build two dwellings within the plot.

The property is built from a timber frame with brick cladding under a tiled roof. One wing of the house has been affected by woodworm and is likely needing partial demolition (timber specialist report available from the selling agent).

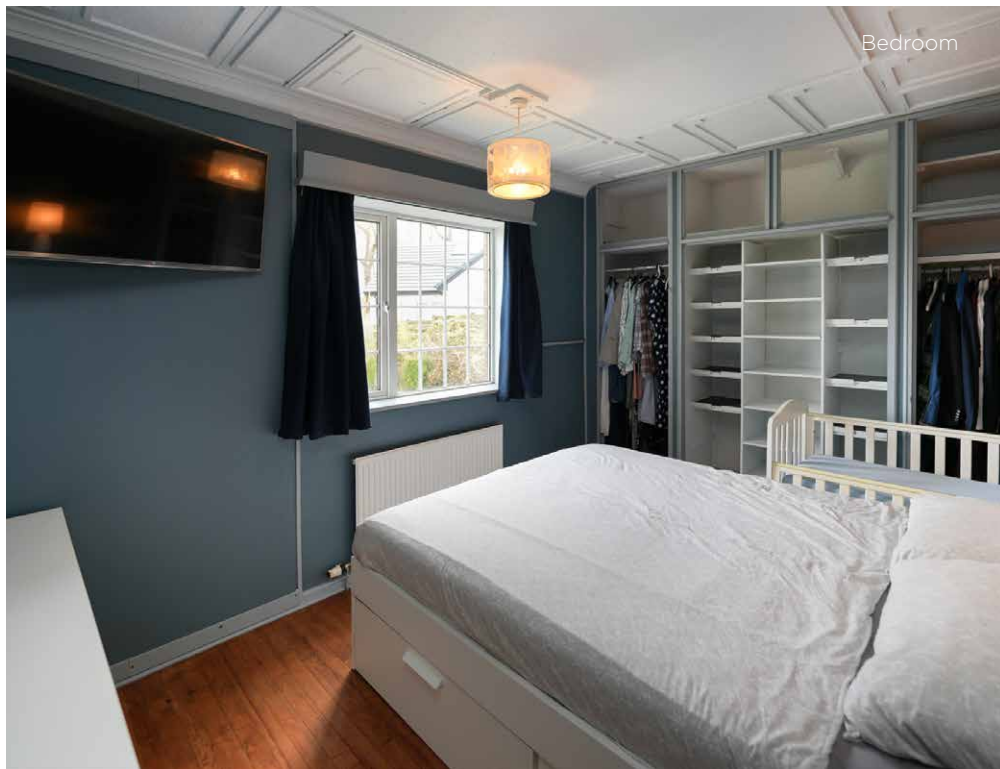
The site includes a range of useful outbuildings, including a workshop, shed, carport, office, garden shed and greenhouse, making it ideal for hobbyists, homeworkers or those looking for additional storage. The large plot provides excellent privacy and plenty of space for landscaping or future development (subject to planning permission) making it an appealing prospect for those looking to create a bespoke home in a peaceful, well connected village location.

A superb opportunity to transform a large, private village edge plot with open countryside views, offering exceptional scope for renovation, redevelopment or even multiple dwellings (subject to planning).

## Accommodation

The property offers well planned, all on one level accommodation comprising a kitchen with olderstyle fitted cabinets, an electric hob, hardwood flooring and a pleasant view over the rear garden, along with a useful utility room with plumbing for a washing machine. The master bedroom includes fitted storage shelves and rails, currently open, though the original doors will be left and can be reinstalled if required. The shower room is fitted with an electric shower, WC and wash hand basin. A generously proportioned living/dining room is flooded with natural light from its quadrupleaspect windows, and a door leads to a hallway giving access to two further bedrooms. This wing of the house is the area where woodworm has been identified, and it is recommended that this section be demolished and rebuilt.





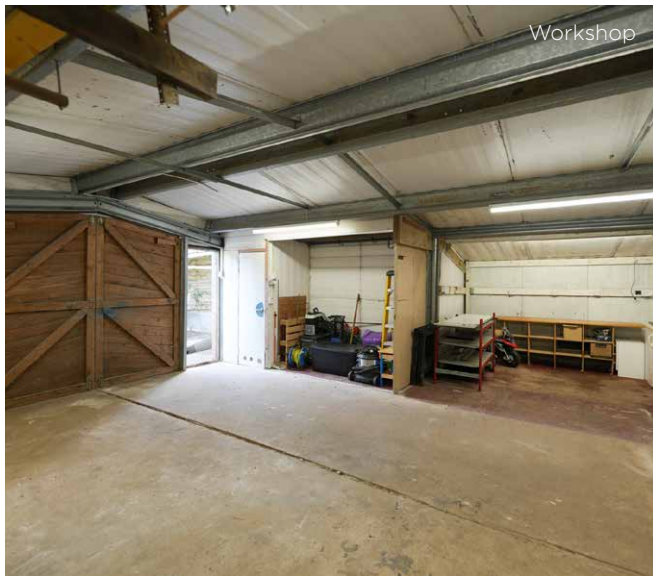
Bedroom



Shower Room



Office



Workshop

## Garden (and Grounds)

The property is approached via a private drive extending all the way down the plot to the workshop, there is ample parking and a large garden to the front and rear with open views over the adjoining farmland. The garden is mainly down to grass with some mature trees and shrubs including rhododendron, elderflower, apple and plum trees. There are vegetable beds and a chicken run with timber shed. The pond feeds electricity from the greenhouse. There is a sheltered patio from which to enjoy the summer sun and take full advantage of the idyllic countryside setting whilst also relishing the benefits of nature and wildlife in the surrounding area.

## Buildings

### Storage Shed (About 7.3m 2,9m)

Corrugated metal with earth floor.

### Open Shed (About 5.3m x 4.8m)

Corrugated metal, concrete floor.

### Workshop (About 8.49m widest point x 6.99m)

Brick front with sides and rear of insulated metal panels, concrete floor. Electricity and light.

### Office (About 3.91 x 3.79m)

Insulated metal panels. Electricity and light.

### Garden Shed (About 1.95m x 2.3m)

Corrugated metal, concrete slab with wooden floor.

### Greenhouse

With electricity.

## Tenure

Freehold

## Local Authority

South Ayrshire Council

## Council Tax

Band E

## EPC

Band E54

## Services

Mains Water, Electricity and Drainage | Gas Heating | FTTC broadband\* | Mobile coverage

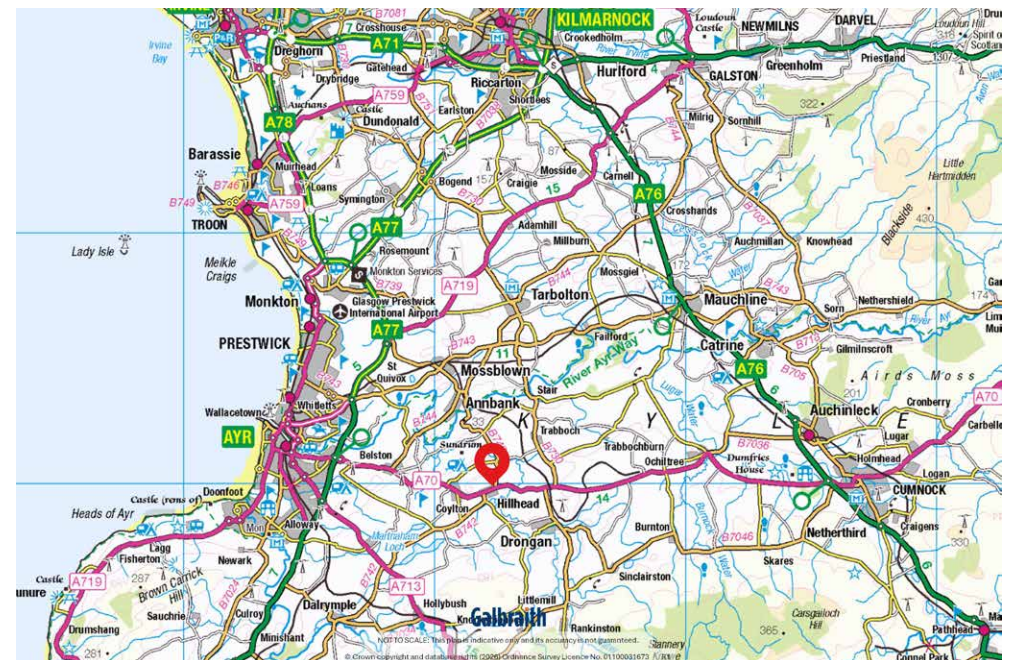
\* Fibre To The Cabinet

## Flood Risk

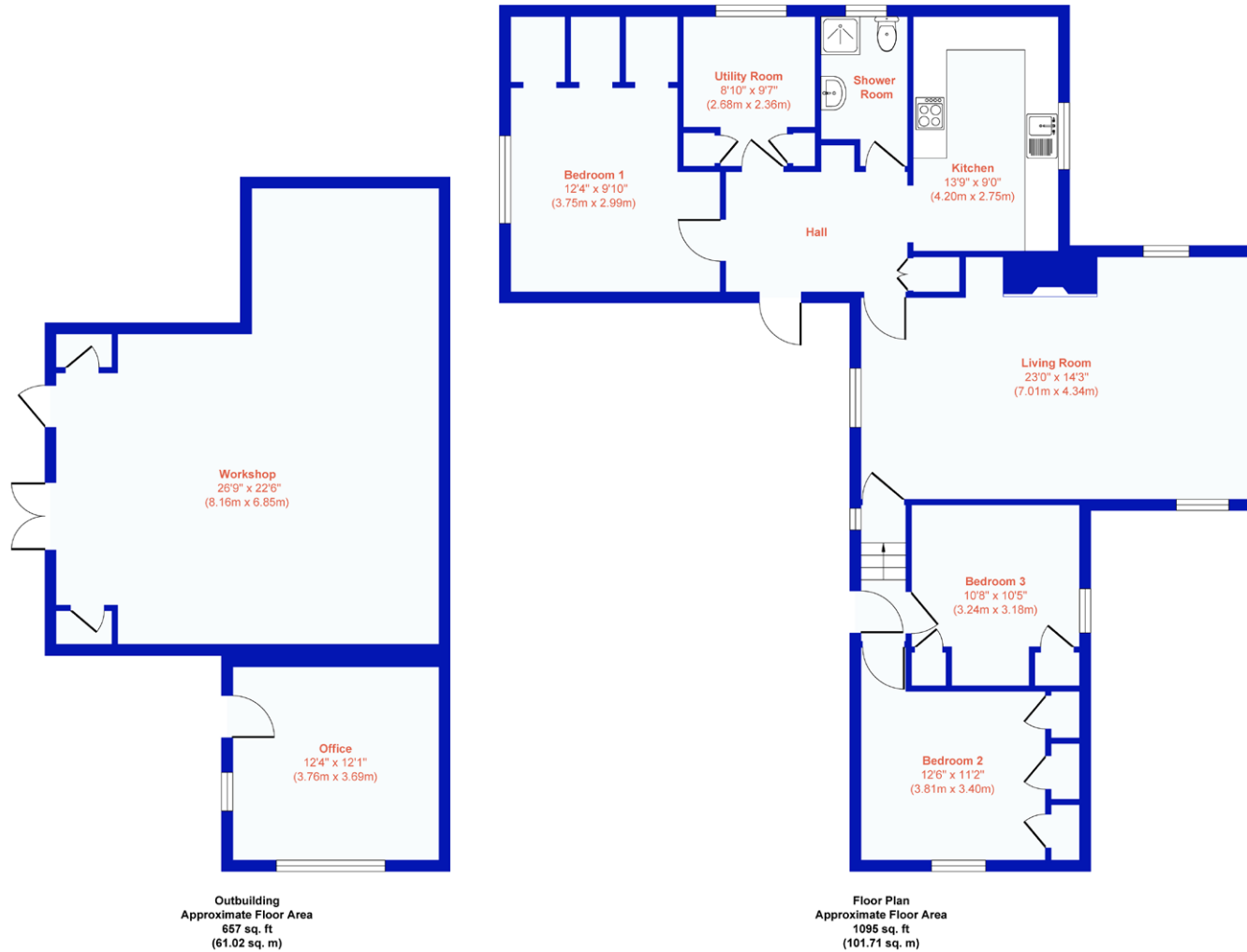
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>. There is no history of flooding at 45 Hillhead.

## Planning

South Ayrshire Council have granted a Certificate of Lawfulness for alterations to the dwellinghouse. Planning No. 25/00462/COL.



## 45 Hillhead



**Approx. Gross Internal Floor Area 1752 sq. ft / 162.73 sq. m (Including Outbuilding)**

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.



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