



**SANDHILL BUNGALOW**  
COYLTON, AYR, SOUTH AYRSHIRE

**Galbraith**



# SANDHILL BUNGALOW, COYLTON, AYR, SOUTH AYRSHIRE

A detached bungalow with grazing land, gardens and lovely views.

Ayr 6 miles ■ Glasgow 37 miles

About 4.11 acres (1.66 hectares)

Offers Over £350,000

Two Reception Rooms. Conservatory. Four Bedrooms. Bathroom. Utility Room. w.c.

- Spacious and adaptable accommodation.
- Detached garage.
- About 2.97 acres grazing land.
- Large mature gardens with patio and beautiful views.
- Off road parking for numerous vehicles.



## Galbraith

Ayr  
01292 268181  
ayr@galbraithgroup.com

 OnTheMarket

Living Room



Kitchen



### SITUATION

Sandhill Bungalow is peacefully situated in an idyllic country location with open views close to the market town of Ayr. The well-established county town of Ayr has a wide range of excellent services including shops and supermarkets, together with a wide range of restaurants, bars and sports facilities. A beautiful long sandy beach and promenade stretches along the coast with fabulous views across to the Isle of Arran. In addition to lovely beach walks and parks at Belleisle and Rozelle, there are some delightful river walks along the River Ayr including a deep wooded gorge ascending to a viewpoint known as Wallace's Seat. There are well regarded primary and secondary schools in Ayr and private schooling at Wellington (7 miles). Ayr has a mainline railway station with regular services to Glasgow and beyond. Prestwick airport is about 12 miles. Glasgow is easily accessible by rail and road via the A/M77.

Allalloway with its historic links with Scotland's national bard Robert Burns is about 6 miles distant. The popular racecourse in Ayr holds the Scottish Grand National and there are yachting marinas at Troon, Ardrossan and Largs. A number of Scotland's most famous Links golf courses including Royal Troon, Turnberry and Prestwick are close at hand.

### DESCRIPTION

Sandhill Bungalow is an attractive single storey brick bungalow with a cream rendered finish built around 30 years ago offering well presented and spacious accommodation. A set of steps leads to the front door. There is a cloakroom w.c., utility room with plumbing for washing machine/tumble dryer, the kitchen has fitted floor/wall units with electric cooker and hob, dishwasher and fridge freezer. The dining room has a set of glazed doors leading to the inner hall. The spacious living

room is lovely and bright with gas fireplace and patio doors leading to the large terrace patio. There is a conservatory with two sets of patio doors also leading to the gardens.

There is a sitting room with fireplace, 4 bedrooms (3 with built in wardrobes) and one with shower. The bathroom has bath, separate shower cubicle, w.c. and sink.

The room layout and dimensions are laid out in more detail in the floor plans.

### ACCOMMODATION

Ground Floor: Cloakroom w.c., Utility Room, Kitchen, Dining Room, Living Room, Sitting Room, Conservatory, Four Bedrooms, Bathroom.

### GARDEN (AND GROUNDS)

The tarmac drive has ample parking for several cars on the drive which sweeps round the house. There are lovely large gardens at Sandhill Bungalow, comprising mainly of lawn with beautiful rural views. To the rear, there are some mature shrubs and a pond.

There is a brick garage with adjoining glass lean-to.

### LAND

There is a grazing paddock lying to the east of Sandhill Bungalow which extends to about 2.97 acres and offers excellent smallholding or equestrian opportunity.

Hall



Conservatory



Bedroom



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

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Sandhill Bungalow	Mains	Mains	Private to septic tank	Freehold	Oil fired central heating	Band E	E40

### IMPORTANT NOTE

It should be noted that whilst Sandhill Bungalow and the land are offered for sale together they are in separate ownerships. There is a right of pre-emption over the bungalow which is not being exercised.

### DIRECTIONS

From Ayr, take the A70 towards Coylton and turn right and continue past Masonhill crematorium. Proceed to the junction on the B742 and turn left and then first right onto a single track road. Follow this road taking a left at the bend, and travel for about ¾ mile. At Sandhill Farm turn right next to the stone farm buildings and the entrance to Sandhill Bungalow is then on your right hand side after the farm.

Sandhill Bungalow, Coylton, Ayr, South Ayrshire, KA6 6HE

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/boils.deluded.shred>

### SOLICITORS

Morison & Smith, 20 Hope Street, Lanark, South Lanarkshire, ML11 7NG, 01555 662488

### 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.

### ACCESS

There is a Right of Access over the farm drive (marked AB on the plan). The neighbouring property has a Right of Access for maintenance and repairs (marked BC on the plan).

### VIEWINGS

Strictly by appointment with the Selling Agents.

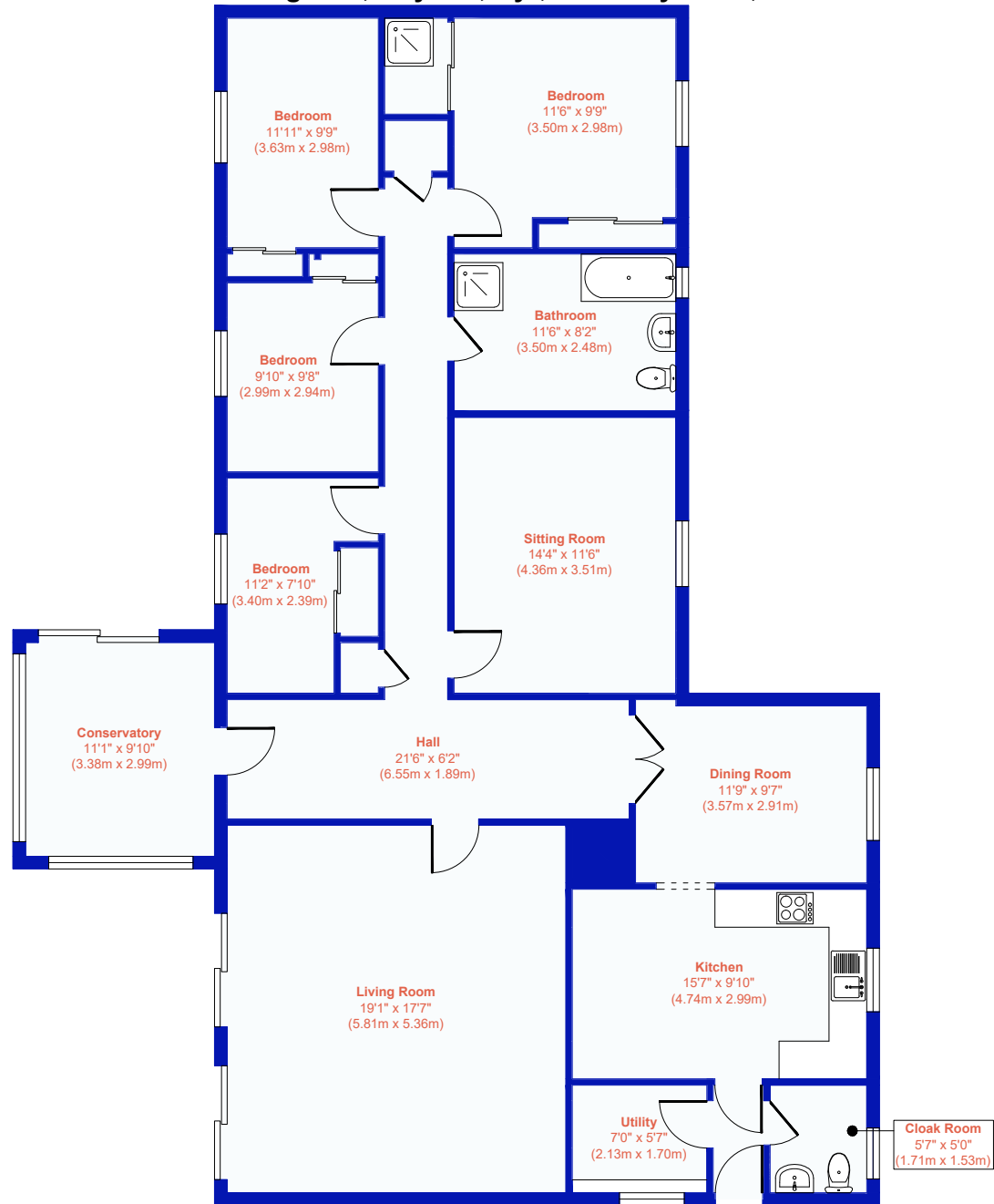
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



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Floor Plan

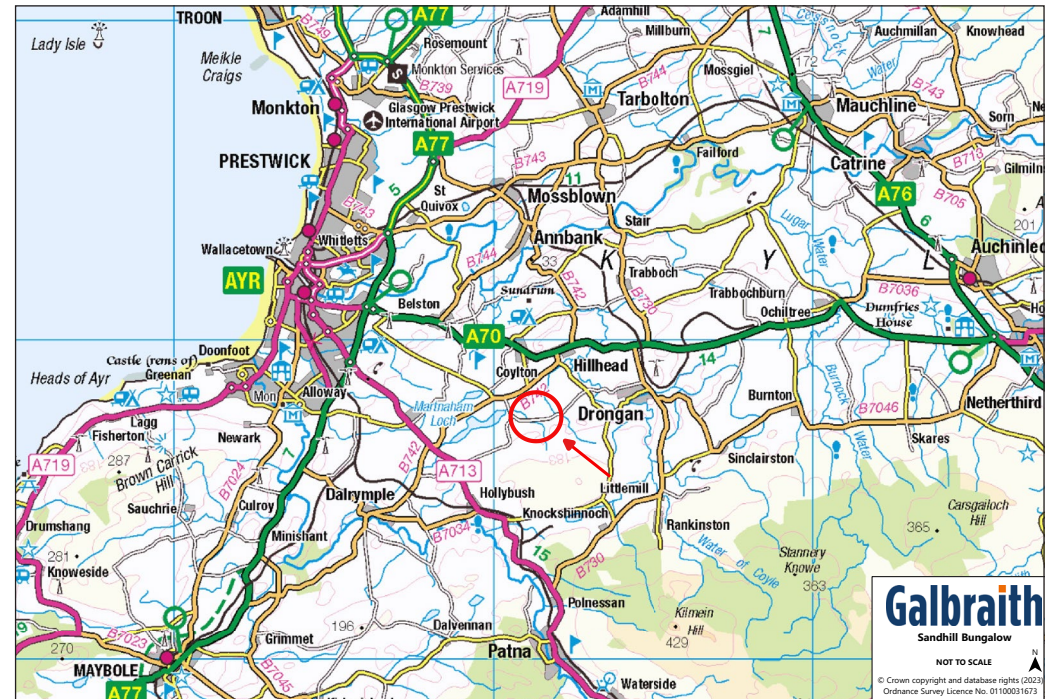
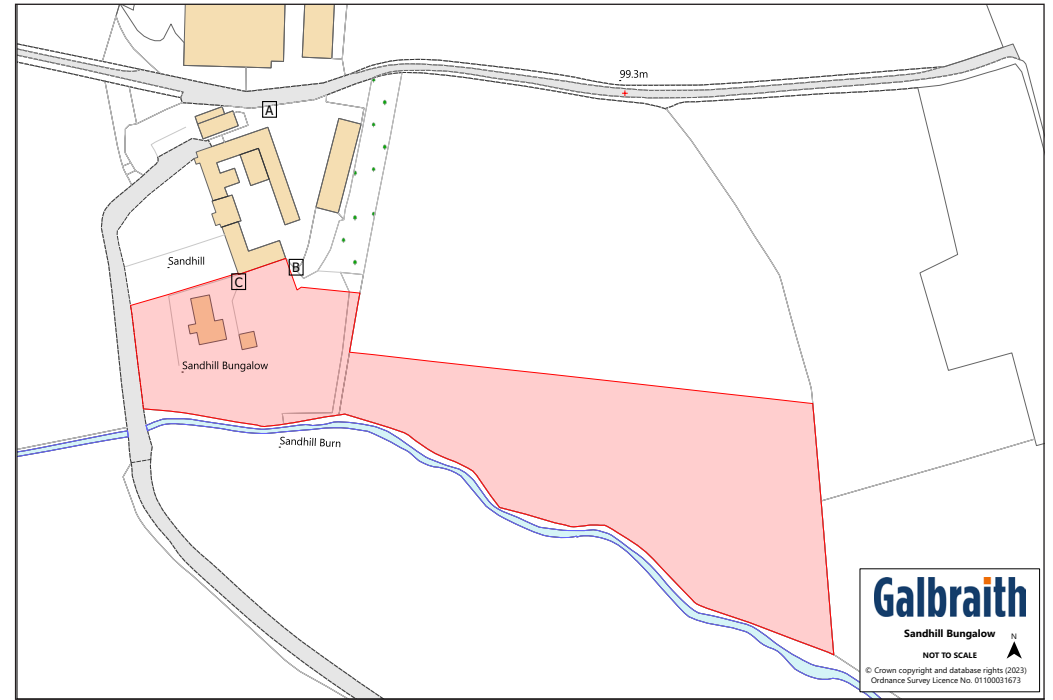
Approx. Gross Internal Floor Area 1669 sq. ft / 155.13 sq. m

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 July 2023.







**Galbraith**



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