



Galbraith

SHAWRIGGS

PRESTWICK, SOUTH AYRSHIRE



SHAWRIGGS, PRESTWICK, SOUTH AYRSHIRE

A delightful semi-rural bungalow with established gardens close to Ayr.

Ayr 5 miles ■ Prestwick 5 miles ■ Glasgow city centre 34 miles

About 0.67 acres

Offers Over £350,000

- 2 reception rooms. 3 bedrooms.
- Integral garage.
- Lovely landscaped gardens.
- Flexible accommodation.
- Parking for numerous vehicles.



Galbraith

Ayr
01292 268181
ayr@galbraithgroup.com

 **OnTheMarket**

Living Room



Dining Room



SITUATION

Shawriggs is situated in an accessible location by Prestwick (5 miles) which is a popular town with a superb range of independent shops and boutiques, restaurants, a long promenade and the links course at Prestwick Golf Club. The established market town of Ayr has a wide range of excellent services including cinema, shops, supermarkets, together with a wide range of restaurants, cafes and sports facilities. Wellington School is the highly regarded private co-educational school in Ayr and there are several good state schools. There are mainline railway stations at Ayr and Prestwick with a regular service to Glasgow and beyond. Prestwick Airport, with a comprehensive schedule of international flights, is about 4 miles. Glasgow itself is easily accessible by rail and road via the M77.

Ayrshire is renowned for its many golf courses including the world famous facilities at Turnberry and Royal Troon, which hosted the Open Championship in July 2024. The popular racecourse in Ayr holds the Scottish Grand National and there are yacht marinas at Troon, Ardrossan and Largs. There are many good walks in the area including the scenic long distance River Ayr walk. In addition to golf and sailing, the Ayrshire coastline is renowned for its beautiful beaches and vistas all within a short drive of the property.

DESCRIPTION

Shawriggs is an attractive 3 bedroom detached single storey bungalow situated east of Prestwick Airport. It is of breeze block construction under a tiled roof. There are lovely views towards the Firth of Clyde and Arran and the property is well situated for easy access to Ayr, Troon, Prestwick and Glasgow via the A77 and M77.

Shawriggs was built around 31 years ago for the current owners. The accommodation is provided over one storey, and is accessed through a porch into the reception hall from which all rooms are accessed. The kitchen / sun room has a range of fitted wall and floor units with integrated appliances including hob and oven. There are lovely views over the gardens from the sun room which has access to the patio. There is a dining room/home office, living room with inset multi fuel stove and bay window overlooking the private garden. A small w.c. is located next to the handy utility room which has a door onto the patio. There are 3 bedrooms (master en suite shower room) and family bathroom completing the accommodation. A door leads from the hall into the integrated garage which has power, up and over door to the front and access to the rear garden.

ACCOMMODATION

Dining Room/Home Office, Kitchen/Sun Room, Utility Room, w.c., 3 Bedrooms (master en suite), Bathroom.

GARDEN

There is a generous garden with well stocked beds, shrubs and mature trees providing a variety of colour throughout spring and summer. There is a tarmac drive with parking for several vehicles.

There may be the possibility of a small paddock situated to the east of Shawriggs which would be available by separate negotiation.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private drainage to septic tank (shared)	Freehold	Electric heating and multi-fuel stove	Band F	D62	FTTC *	Yes

* 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 risk of flooding to Shawriggs.

THIRD PARTY RIGHTS OF ACCESS

There is a Right of Access over points AB (shaded yellow) on the plan with shared maintenance of the road. The road is adopted from Sandyford Toll roundabout to Point A on the plan.

SOLAR PANELS

There are 16 solar panels providing electricity and feed-in-tariff income.

DIRECTIONS

From Ayr, head along the A77 north to the Sandyford Toll Roundabout. At the roundabout, take the first exit, and follow this road for about 0.71 miles, passing the entrance to Shields Farm and Cottages and continuing up the hill. The entrance to Shawriggs is then straight ahead, with a sign to the left of the gate.

KA9 2SR

WHAT3WORDS

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

SOLICITORS

Dales Solicitors LLP, Galston, 18 Wallace Street, Galston, East Ayrshire, KA4 8HP

LOCAL AUTHORITY

South Ayrshire Council, Wellington Square, Ayr, KA7 1DR

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.



Kitchen



Master Bedroom



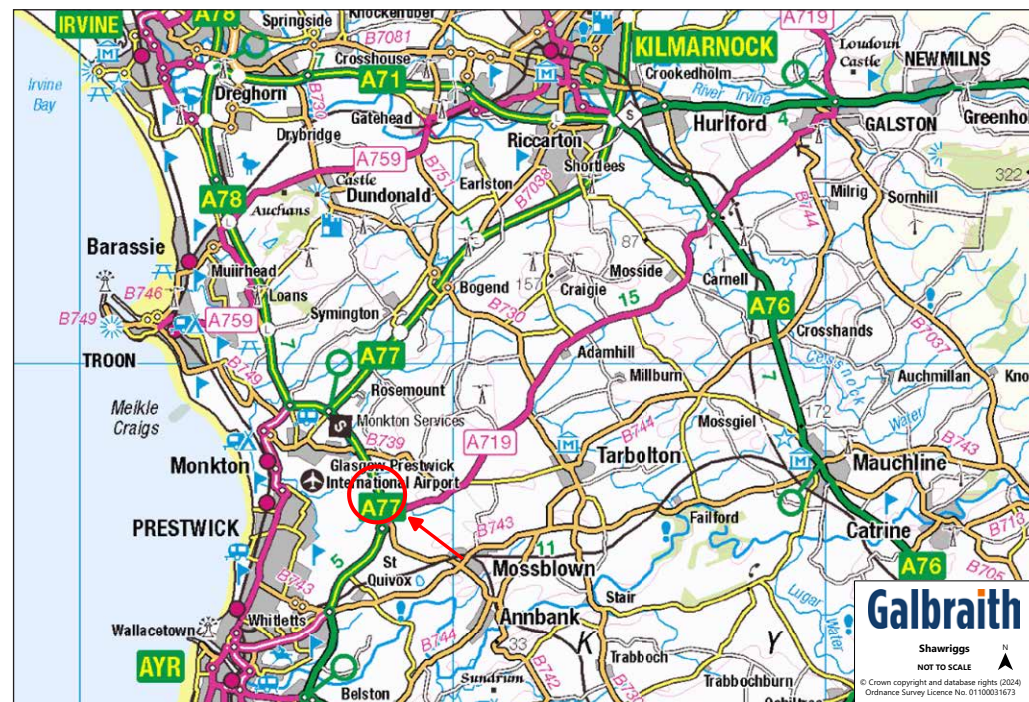
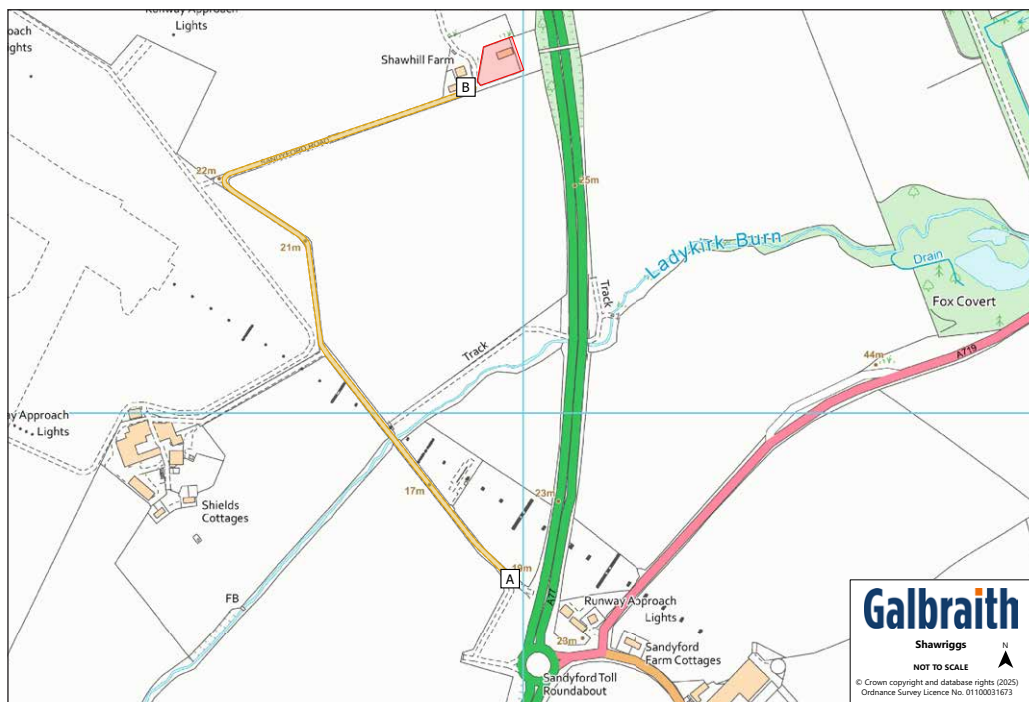
Bedroom



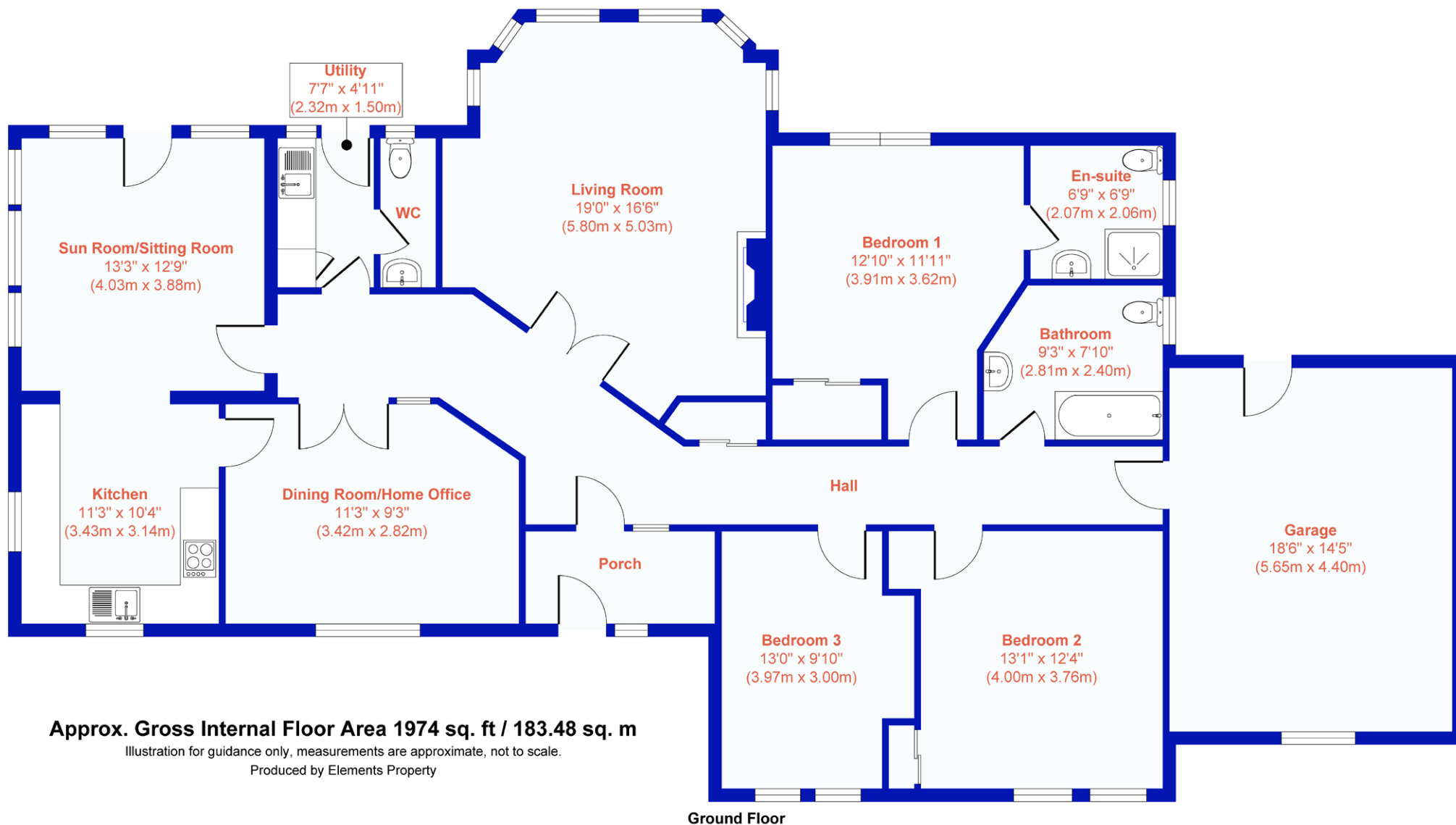
Bathroom



Entrance Hall

A photograph of an entrance hall. On the left is a dark wooden sideboard with a decorative panel. In the center is a large black-framed glass door leading outside. To the right, a wooden door is partially open, showing a metal handle and lock. The view through the glass door shows a paved patio area, a metal railing, and some greenery in the background. The interior walls are a light cream color.

Shawriggs, Prestwick, South Ayrshire, KA9 2SR



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 November 2024.



Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE