



A BIGGER SPLASH

This timber-framed family home in Ayrshire with its own leisure complex offers style and character in a private rural setting, finds **Beverley Brown**

MANY houses are constructed with timber frames but in the case of Gadgirth in South Ayrshire, the actual frame is both the star feature and support structure, formed in the traditional way from sustainable green oak.

Completed in 2005 and recently refurbished, the setting for this individually designed family home could hardly be more appropriate - mature woodland bounded by the River Ayr on Gadgirth Estate where its secluded 10-acre grounds include easily maintained hard and soft landscaped areas and woodland paths winding down to the river (single bank fishing rights included).

At the heart of the house is a bespoke open-plan kitchen/dining/sun room with floor-to-ceiling windows and two sets of



French doors opening onto a south-facing decked terrace complete with spa pool. There is also a family room, study and five en-suite bedrooms.

More amazing still is the huge 40ft barn room with solid oak flooring and a vaulted double-height ceiling that highlights the magnitude of the oak frame. This impressive space serves a dual function, with a formal lounge at one end and a dining area at the other end.

Saving the best until last and forming one of Gadgirth's three sides is an integral leisure

OUTER SPACE: Secluded, extensive and easily maintained grounds wind down to the river.

complex under a vaulted ceiling, comprising heated swimming pool, sauna and shower facilities.

Located just six miles from Ayr and only 36 miles from Glasgow, Gadgirth seems far removed from everyday life, yet is within easy reach of town and city amenities.

Details from Corum's Ayr office, which invites offers over £950,000.



DIVE IN: An integral leisure complex with vaulted ceiling features heated swimming pool and sauna, bespoke open-plan kitchen at the heart of the home and five en-suite bedrooms.



THE VOICE OF PROPERTY

Beverley Brown



HOUSES in many areas are being snapped up within days of coming onto the market and mortgage rates remain at an all-time low. Apart from a current shortage of properties, Scotland's property market appears to be in robust health, despite ongoing political volatility triggered by Brexit, the threat of a second Scottish independence referendum and now a General Election.

In fact, according to Faisal Choudhry, Savills' head of residential research in Scotland, we are experiencing the best residential property market in almost a decade, although the introduction of higher rates of tax under LBTT has reduced the number of prime property sales.

"There is now a divergence between markets in different price bands and also in country locations compared to city hubs," says Choudhry. "Mainstream markets have benefited from a lower tax burden under LBTT and urban hot spots such as Edinburgh, the west end of Glasgow and St Andrews have continued to be strong. At the same time there has been a lack of demand in rural areas.

"Scottish country houses now offer extraordinary value for money compared to properties elsewhere in the UK and in Edinburgh," he adds.

"Wealthy homegrown buyers and those from outside Scotland are beginning to take advantage of this affordability, particularly in country locations within easy reach of the cities, while a weak sterling has caused a surge in the number of seriously wealthy international buyers looking for trophy properties in Scotland."

Looking at the UK as a whole, Savills' five-year prime market forecasts anticipate two years of low price growth as the Brexit negotiations proceed – and the General Election on June 8 is not expected to alter this course significantly, particularly assuming it does not result in a changed government. Greater consistency of government through and beyond the process of negotiating Britain's exit from the EU could well have a steadying effect on the market.

However, mortgage lending is the biggest driver of the market and rates continue to remain at a record low. Meanwhile, supply constraints continue to apply upward pressure on values in areas of high demand. This is evident at new home developments where exceptional off-plan sales rates are being achieved.

Choudhry adds: "As with any election there is likely to be a lull in the run-up, but those who have to upsize or downsize will continue to trade whatever the outcome."

Savills' advice for the short and mid-term is that realistic pricing will be key. Over time, greater political and economic stability will boost sentiment which will provide the trigger for a recovery in prices.



“Wealthy buyers from outside Scotland are beginning to take advantage of this affordability”

TRUE ORIGINAL: Highlights of this spacious family home include original wood panelling.



ART NOUVEAU HOME WITH MODERN TWIST

SET back from The Loaning in Whitecraigs, one of East Renfrewshire's most sought-after addresses, The Beeches was privately commissioned in the 1920s and the interior given a complete transformation in recent years while still retaining its original Art Nouveau character.

Location is key as the detached villa is just a two-minute walk from Whitecraigs station yet its setting provides uninterrupted views over adjacent Cathcart Castle Golf Club.

Owing to the sloping nature of the leafy site, when viewed from the front the property appears to be an average-sized bungalow. However, the rear view gives a truer indication of what is a substantial family home extending to 4,617sq ft over three levels,

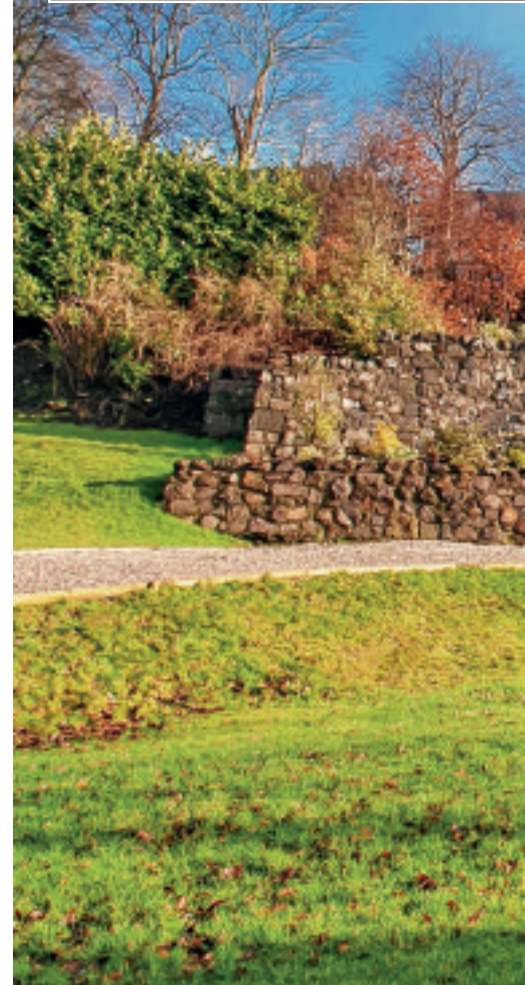


excluding the basement. The entrance opens into a spacious hall where there are three reception rooms, bedroom with en-suite bathroom and a dining kitchen.

The lower ground floor has a gym with sauna and French doors to the rear terrace and garden, a 27ft family room, utility and fifth bedroom. Three further bedrooms, two of which also have an en-suite, are on the first floor.

Interior highlights include original wood panelling and fireplaces.

Landscaped gardens and an extensive decked terrace with integrated hot tub complete the picture. Planning has also been granted for a rear first floor terrace with patio doors from the kitchen, along with a basement conversion to form additional living space and bathroom on the lower ground floor. *Offers over £995,000 are invited by Nicol Estate Agents.*



VICTORIAN VILLA'S MODERN MAKEOVER

DALLIEFOUR is an imposing blonde sandstone detached villa with a contemporary feel, the result of an extension and comprehensive modernisation programme in 2014 that makes it one of the finest refurbished homes in the Inverclyde village of Kilmacolm.

In a dramatic fusion of old and new, the interior of this three-storey "modern" Victorian villa has three formal reception rooms – bay-windowed lounge with feature fireplace, dining room with bi-fold doors leading into a bespoke hand-crafted kitchen with central island, granite work surfaces and integrated appliances (including a pink Aga), and a sitting room with panoramic window.



DRAMATIC FUSION: This elegant blonde sandstone villa features a master bedroom with dressing room and spacious dining room with access to the kitchen.



On the upper two floors are six double bedrooms (two with luxuriously appointed en-suite bathrooms), two shower rooms and a cinema room.

No detail has been overlooked in redeveloping this home, from the high-spec insulation to sophisticated additions such as CCTV and electric gates.

The master suite has a bespoke dressing room and en-suite that includes a freestanding bath and television, while the guest suite has a vaulted ceiling, Juliet balcony and en-suite with roll-top bath.

Outside, substantial garden grounds are landscaped to perfection and include a large driveway/parking area to the side.

A property which is ideally positioned in a sought-after village with excellent amenities and commuter links, Dalliefour is for sale with Rettie's Newton Mearns office at a fixed price of £1.2 million.



KITCHEN CLASS: A hand-crafted kitchen with central island, granite work surfaces and a pink Aga add a touch of class to this home.