



DRUMBAIN

Fisherton, Ayr, South Ayrshire KA7 4LG



GSC GRAYS

PROPERTY • ESTATES • LAND

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Drumbain Estate – A Coastal Retreat Rich in Scottish Character

A rare opportunity to acquire a substantial coastal estate on Scotland's scenic western shoreline. Drumbain offers approximately 400 yards of shoreline, where historic charm meets modern comfort. Part of the landscapes said to have inspired Robert Burns the estate blends cultural significance with natural beauty.

At the heart of Drumbain is an open-plan glass-walled kitchen and dining space, where floor-to-ceiling windows give uninterrupted views across the Firth of Clyde to The Mull of Kintyre, Arran and Ailsa Craig. From calm morning mists to dramatic weather sweeping across the water, the setting changes with the seasons. The south and west-facing timber terrace opens directly from the living area - an ideal space to enjoy the coastal environment and remarkable sunsets.

The house includes six bedrooms, four of which are en suite. The design pays respect to the original farmhouse while incorporating modern features such as underfloor geothermal heating and woodburning fireplaces. The lounge and snug complement the open-plan areas, providing spaces for both entertaining and quiet relaxation.

The estate consists of approximately 53 acres of grassland, used for seasonal grazing, with opportunities for continued agricultural use or for enjoyment of the landscape. Several outbuildings on the property may offer development potential for secondary, self-contained, accommodation.

Beneath a large walled garden lies a mature woodland glen with a burn flowing to the sea. A private footpath follows the stream through the glen and leads directly to the property's private shoreline. Throughout the year, the landscape transforms with the seasons, supporting a variety of flora and fauna. Drumbain's private shoreline offers direct access to a range of outdoor activities including swimming and paddleboarding. The surrounding land and seascapes support local wildlife such as whales, dolphins, seabirds, deer and owls.



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5/6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

01748 829203

richmond@gscgrays.co.uk

GSCGRAYS.CO.UK







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Approx floor area: 520.98 sq m / 5608 sq ft
 Outbuildings: 725.36 sq m / 7808 sq ft
TOTAL: 1,246.34 sq m / 13,416 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



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