



THOMAS MURRAY
PROPERTY



50 Main Street
Ballantrae
KA26 0NB

www.thomasmurrayproperty.com



Living Room

This is a substantial middle terrace house extending to 1½ storeys and with garden and outhouse at rear. The house dates from circa early 1900s and is of predominantly stone construction under a pitched slated roof. The house is very much of the South Ayrshire vernacular and forms part of Ballantrae's Main Street.

The accommodation provided comprises: entrance vestibule, hall, sitting room, dining room, shower room, dining kitchen, rear hallway/utility area, side store, rear porch/store. Upstairs there are 3 bedrooms: two to the front of the house, one to the rear, a bathroom and cloakroom.

Window casements are predominantly timber and some are fitted with secondary glazed panels. Central heating is by way of oil.

At the rear of the house is a level and walled garden and here can be found an outhouse.

The property is in need of some general improvement and this is reflected in the realistic guide price. The house affords great potential.

Ballantrae is a small village on the Ayrshire coast approximately 12 miles south of Girvan and is positioned on the A77. The village has a shop/post office, recently modernised primary school, doctors surgery, garden centre with tearoom, bowling green, motor repair garage/filling station and a small harbour. From the upstairs bedrooms of the property there is an easterly outlook across the roofs of neighbouring properties towards the hills at Glenapp and from the back garden there is a glimpse aspect of the sea.

This corner of south west Ayrshire is renowned for its unspoilt scenery and mild climate. There are excellent golf courses, good rivers for fishing, the most notable of which in the area is the River Stinchar which is on the edge of the village and superb coastal and upland walks. Galloway Forest Park and the National Trust's Culzean Castle and Park are within easy driving distance. Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with both independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park. The county town of Ayr is approx. 33 miles north, Prestwick Airport 47 miles and Glasgow 68 miles.

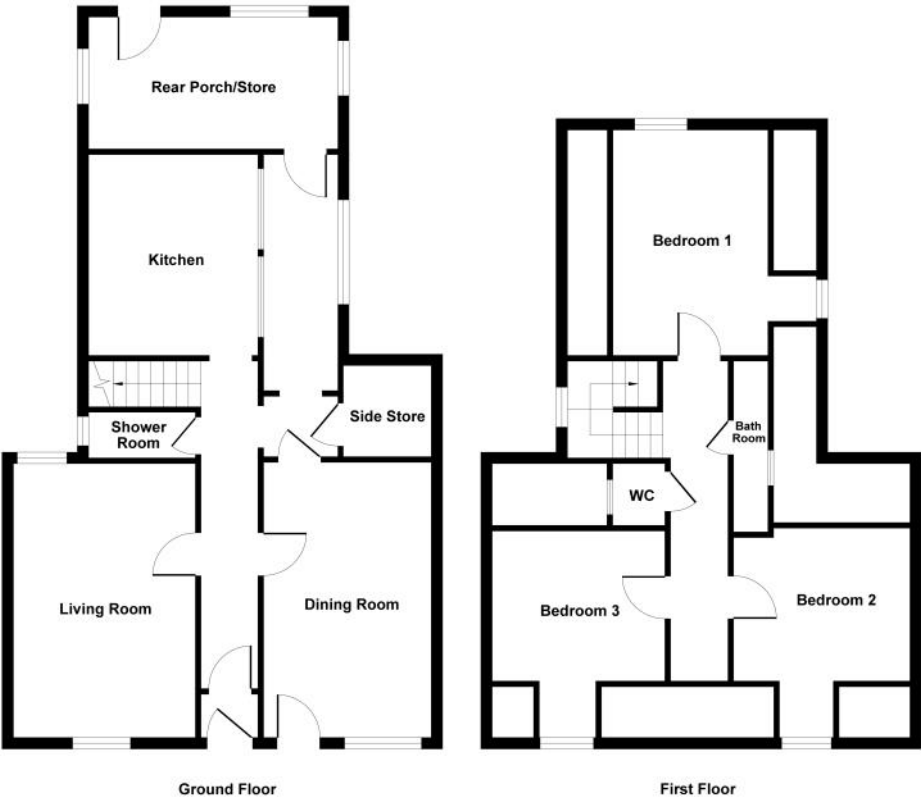


Dining Room

50 Main Street, Ballantrae

Living Room	21'4" x 12'1" reducing to 11'10"
Dining Room	21'4" x 11'10"
Kitchen	16' x 12'7"
Bedroom 1	15'7" x 15' at widest points
Bedroom 2	11'2" x 18' at widest points
Bedroom 3	11'8" x 18' at widest points
Bathroom	10' x 5'8"
Cloakroom	4'8" x 3'10"
Shower Room	6'8" x 6'3"
Rear Porch/Store	9'11" x 18'

Dimensions are approximate and the floor plan is not to scale





Kitchen
Living Room
Dining Room





Shower Room
Bedroom 1
Bedroom2
Bedroom 3





Landing
Bathroom
Garden
Outhouse





Rear Elevation



Garden

Directions

Travelling from Ayr proceed on A77 through Girvan and at the roundabout at the south end of Girvan, signpost Shalloch Park, take third exit, A77 Ballantrae/Stranraer. Continue along coast and on entering Ballantrae proceed ahead on Main Street where the property for sale is situated on the right hand side, beyond the Kings Arms hotel and before the church. Parking is on street.

General

Home Report is available on request.

The ovens forming part of the range cooker no longer operate.

Council Tax: Band C **EER:** Band G (16)

Viewing

By appointment only. Contact the agents, Thomas Murray Property, telephone 01465-713498 or email enquiries@thomasmurrayproperty.com



Pre-sale Valuation and Appraisal: If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/ credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

Offers

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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