



THOMAS MURRAY
PROPERTY



6 Foreland
Ballantrae
KA26 0NQ

www.thomasmurrayproperty.com



Superb sea view from property
towards Downan headlands



Front Elevation



Living Room



Living Room



Kitchen

Delightful seaside cottage situated in the village of Ballantrae. The property comprises a middle terrace 1½ storey cottage located on Ballantrae's seafront and set back only a few yards from the shore. The cottage enjoys a fabulous west facing view over the grassy foreland towards Firth of Clyde and along the coast towards distant headlands at Downan. From the rear of the property there is a pleasant easterly view across neighbouring properties towards the hills surrounding the village.

The cottage will have its origins dating from circa early 1900s and is of stone and brick construction under a pitched roof overlaid with slate. Windows are double glazed in uPVC casements and central heating is by way of electric storage and convector heaters.

The interior of the cottage is arranged as follows: Entrance Vestibule with uPVC front door and timber/glass inner door to hall. The Hall provides access to the living room and kitchen. There is a narrow stair to the upper floor and a timber/glass back door. The Living Room is a very attractive space with front facing window, fitted book case and cabinet along one wall and built in cupboard underneath the window sill. The Kitchen, with window to rear comprises a range of cabinets extending at base and wall mounted levels and with inset sink unit with mixer tap, integrated hob, oven and extractor canopy and plumbing for automatic washing machine and dishwasher. There is ample space within the kitchen for dining. Upstairs at mezzanine level there is access to the Bathroom which has window to rear and comprises wash hand basin, bath and WC. At first floor landing there is access off to two bedrooms and box room. Bedroom 1 is a double bedroom with front facing window where the best of the view can be enjoyed. There is hatch access to roof space. Bedroom 2 is a further double bedroom with window to rear and further comprises a built in wardrobe and cupboard and hatch access to roof space. The Box Room has front facing window. Both bedrooms and the box room have coombed ceilings.

At the front of the cottage is a low level wall enclosing an area of hard standing concrete. There is a lane which runs behind this terraced row and the rear garden is located across the lane and opposite the house. The rear garden is level and enclosed by wall, timber palling fence and hedge and sighted in the back garden is a timber shed. There is also an area laid in concrete which affords ample space for comfortably parking two cars.

There are elements of the property that would benefit from a degree of modernisation and repair. Nevertheless the property affords great potential and is a cottage in a super locality. Viewing is strongly recommended.

Living Room	15'6" x 12'8" (to edge of shelving)
Kitchen	12'5" x 14'
Bedroom 1	11'1" reducing to 5'4" x 11'9" at widest
Bedroom 2	11'1" reducing to 6'4" x 9'10" at widest
Box Room	4'2" x 5'8"
Bathroom	7'3" x 5'4"

Dimensions are approximate and the floor plan is not to scale



Kitchen



Living Room



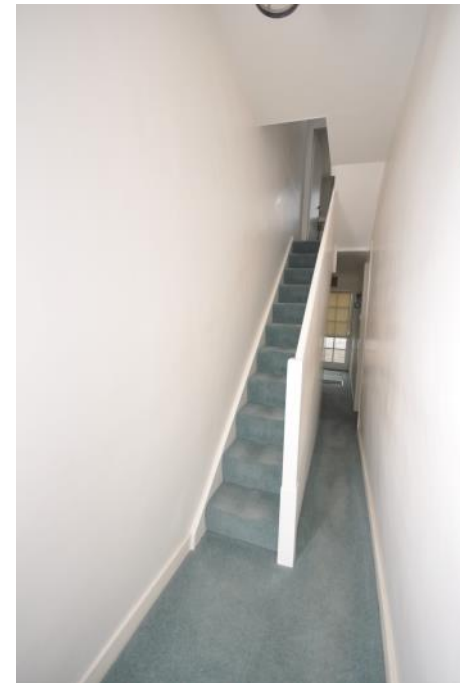
Bathroom



Bedroom 1



Views





Bathroom



Bedroom 1



Views





Rear Elevation



Garden

Ballantrae lies on the Ayrshire coast amidst striking rural and coastal surroundings. The village lies on the A77 approx. 12 miles south of Girvan and 17 mile north of Stranraer. Ballantrae has a wonderful seafront where there is access to sandy bay and in the village can be found primary school, doctors surgery with dispensary, shop, bowling green, garden centre and tearoom and hotel. There is also a filling station with motor repair garage. Ballantrae also has a small harbour and the village is adjacent to the renowned river Stinchar. The county town of Ayr is approx. 33 miles north, Prestwick Airport 47 miles and Glasgow 68 miles.

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.

Directions

On travelling to Ballantrae from Girvan at the roundabout on the south end of Girvan take the third exit signpost A77 Stranraer and continue ahead. On arriving in Ballantrae proceed ahead on Main Street and turn first left, signpost Shore Road. Proceed to T junction and here turn right, Foreland. Continue along Foreland where the property for sale is situated on the right hand side.

General Comments

Home Report is available on request.

Council Tax: Band C

EER: Band G (05)

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 et 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.



81 Dalrymple Street
Girvan
KA26 9BS

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com

www.thomasmurrayproperty.com

