



THOMAS MURRAY
PROPERTY



5 New Smyrton

Ballantrae

KA26 0NY



View from front of property



Living Room



Living Room



Kitchen

5 New Smyrton, nr Ballantrae

In an attractive rural setting this is a two storey, middle terrace 3 bedroom house with garden situated about 3½ miles south of Ballantrae.

From its position within the small settlement known as Smyrton the house enjoys a delightful outlook, north-west toward surrounding fields and woodland.

The house was built in 1958 and is of brick construction under a pitched roof overlaid with slates. Windows are double glazed in uPVC casements.

The accommodation is configured as follows: Entrance Hall with double glazed/uPVC front door, access to living room, 2 built in cupboards and stair to first floor. The Living Room is a large bright space with windows facing front and rear, alcove with cupboard beneath and open fire. From the living room there is a door to the Kitchen which has window to rear, double glazed/uPVC back door, cabinets of older vintage and a built in cupboard.

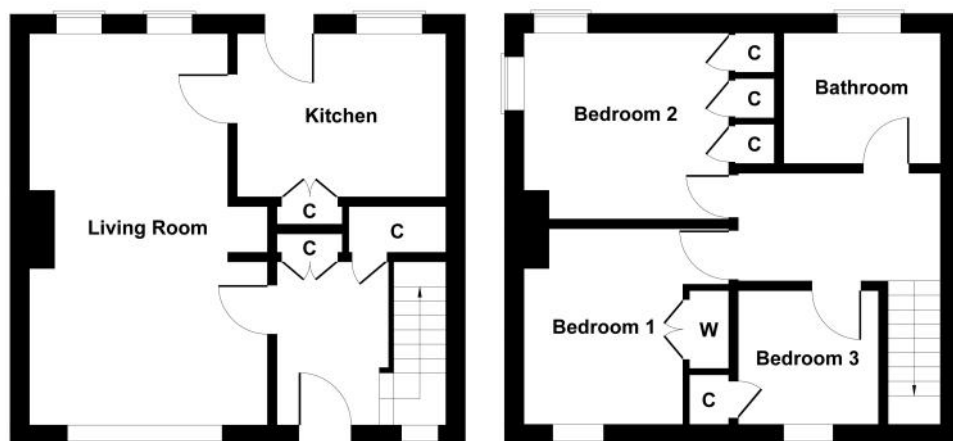
Upstairs, a landing provides access to 3 bedrooms and shower room. Ceiling hatch to loft.

Bedroom 1, a double bedroom with built in wardrobe and window facing front from where there is an excellent view. Bedroom 2, is another double bedroom with windows facing side and rear. This room has built in cupboards. Bedroom 3, a good size single bedroom has window facing front and built in wardrobe. The Shower Room, with window to rear, comprises shower stall with electric shower over, wash hand basin and WC.

The garden extends to the rear of the house. It is a level area laid in lawn. There is vehicular access round to the rear and scope within the garden for parking to be formed or to site a garage (subject to consent)

Whilst enjoying a delightful countryside setting the cottage is easily accessible and the towns of Girvan and Stranraer are 15.9 miles and 14.3 miles respectively. This corner of south west Ayrshire is renowned for its contrasting and unspoilt scenery and its particularly mild climate throughout the year. Many of the attractions in the district include: a variety of hill and coastal walks and cycle trails; the National Trust Culzean Castle and Country Park; Galloway Forest Park which was awarded the prestigious designation as the first Dark Sky Park in the UK; excellent Golf Courses at Girvan Turnberry; Loch Doon. There are of course the usual field sports and rivers for fishing the most notable of which in the district is the River Stinchar. Ballantrae is on the Ayrshire coast and the village has a delightful sea front from where there is access to a sandy, there is a primary school, doctors surgery with dispensary, shop and bowling green. Ballantrae also has a small harbour. The county town of Ayr is approximately 37 miles north, Prestwick Airport about 41 miles and Glasgow approximately 72 miles. Girvan provides 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 variety of shops, an attractive sea front and working harbour with moorings for pleasure craft. The town has an ASDA supermarket and railway station with connections north to Ayr and Glasgow and south to Stranraer.

5 New Smyrton, Ballantrae



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.

Living Room	21' x 13'10" reducing to 10'3"
Kitchen	9'8" x 12
Bedroom 1	11'3" x 9'10" & 2'10" x 4'3
Bedroom 2	9'5" x 14'
Bedroom 3	6'3" x 7'6"
Shower Room	6'3" x 7'6"

Dimensions are approximate



Hall



Kitchen



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 1



Bedroom 2



View from Bedroom 1



Shower Room



Rear Elevation



Back Garden



Back Garden

Directions

Travelling south from Ayr take A77 and proceed to Girvan. From Girvan continue south on A77 to the village of Ballantrae. Continue through to the village and climb up the hill, about 3.5 miles, toward the small settlement known as Smyrton. Take first right off the A77, New Smyrton. The cottages here are formed in a L shape row overlooking an area of lawn.

General

Home Report is available on request.

At point of sale the property will have no central heating.

The property is connected to mains electricity. The water is by way of a private supply and drainage is to septic tank.

Council Tax: Band C

EER: F (27)

To view contact



Tel: 01465 713498

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.



81 Dalrymple Street

Girvan

KA26 9BS

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com

www.thomasmurrayproperty.com

