



THOMAS MURRAY
PROPERTY



5 Smyrton Hill

Ballantrae

KA26 0NY



View from front of property



Back Garden



Rear Elevation



Living Room



Kitchen / Diner

5 Smyrton Hill, Ballantrae

Situated in a lovely rural setting, this is a 2 bedroom detached bungalow with attached garage standing in a level, established garden.

The property is located in the small settlement of Smyrton about 3½ miles south of Ballantrae and has a delightful outlook across neighbouring fields toward Ailsa Craig in the distance. Neighbouring houses are of similar design and vintage.

The property requires improvement and repair but it nevertheless offers great possibilities.

Built circa 1970s the house provides accommodation arranged all on the level comprising: Hall with uPVC front door, varnished timber floor, access off to living room, 2 bedrooms, shower room and dining area, 2 built in cupboards and ceiling hatch to loft. The Living Room is a large space with wide window to front and door off to Kitchen. Bedroom 1, with window to front is a double bedroom with built in wardrobe. Bedroom 2, also a double bedroom, has window to rear. The Shower Room is fitted with a shower stall with mixer shower, wash hand basin and WC. The Dining Area is open plan to the Kitchen. From the Dining Area there are double glazed patio doors to the back garden, varnished timber floor and 2 built in cupboards. The Kitchen, with window to rear, comprises base and wall mounted cabinets and beech work tops. From the Kitchen there is a door off to the side vestibule which has uPVC door to front and window to rear.

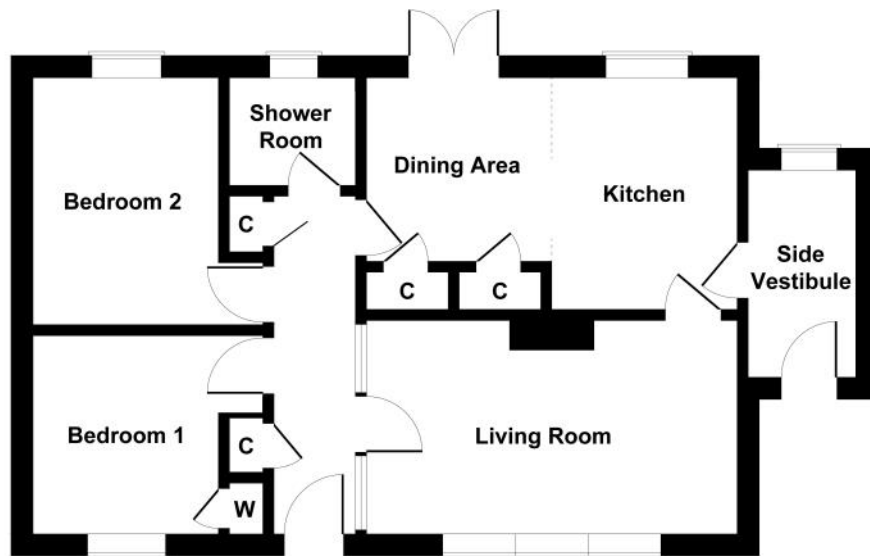
Windows are double glazed in uPVC casements.

The attached garage is approx. 18'7" x 10' at widest points and has up and over door and window.

The garden space extends to the front and rear of the house and is well planted and established. In the back garden, which is south facing, there are two timber sheds.

Although in a delightful rural 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 particularly mild climate throughout the year. The many 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, a magnificent scenic destination. 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: 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 to Ayr, Glasgow and Stranraer.

5 Smyrton Hill, Ballantrae



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



Living Room	12'2" x 17'7"
Dining Area	9' x 9'3"
Kitchen	11'1" x 8'
Bedroom 1	11'8" x 10'1" & 3'2" x 3'
Bedroom 2	11'7" x 10'4" & 3'1" x 2'9"
Shower Room	5'6" x 6'9"

Dimensions are approximate



Kitchen



Dining Area



Living Room



Kitchen



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Rear Elevation



Back Garden

Directions

Travelling south from Girvan on A77 continue to the village of Ballantrae. Proceed through the village and continue up the A77 for about 3½ miles arriving at the small settlement of Smyrton. The entrance to Smyrton Hill is on the left hand side, off the A77. Continue ahead. There is a row of detached bungalows on the right hand side and Number 5 is situated toward the top end of the row.

General

Home Report is available on request.

The house is presently served by a community heating system. This system will be removed prior to the sale concluding and so an independent heating system will have to be fitted by the incoming owner.

Electricity is from mains grid. Water is by way of private supply and drainage is to septic tank.

Council Tax: Band D

EER: D (64)

To view contact



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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 has been an agent in Ayrshire for nearly 30 years. Tom can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



Front Garden



Front Elevation

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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