



THOMAS MURRAY
PROPERTY



1 Ailsa Drive

Ballantrae

KA26 0NL







Living Room



Dining Room



Kitchen



Living Room



Dining Room

1 Ailsa Drive, Ballantrae

Situated in the lovely coastal village of Ballantrae, this is an attractive 3 bedroom semi detached house standing on a large and well kept corner site comprising established garden, drive way, timber shed and green house. The house is about 100 yards from the beach.

The house, which is west facing and has a view of the sea, is of 1½ storey and is in good order. Windows are double glazed in uPVC casements, central heating is by way of oil and the house has PV panels which generate electricity. The central heating boiler was renewed December 2020 and windows were installed 2014.

The interior provides the following the accommodation: Entrance Vestibule with double glazed uPVC front door and timber/glass inner door. The L shape hall has, doors to living room, dining or 3rd Bedroom, shower room, stair and built in cupboard with electrical switch gear. The Living Room is spacious and has window to front with sea view, fireplace with multifuel stove, shelved alcove and door to kitchen. The Kitchen, with window to rear and double glazed back door, is fitted with base and wall mounted cabinets and has integrated hob, extractor canopy and column mounted oven. The Dining Room or Bedroom 3, has window facing front, is a double bedroom and has built in wardrobe. The Shower Room, with window to rear, comprises shower stall with electric shower over, wash hand basin and WC, walls are tiled to ½ height and there is a heated towel rail.

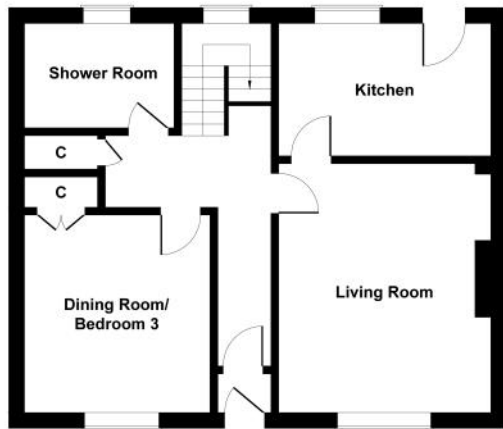
Upstairs, there is a window to rear over the stairwell. A small landing provides access to the 2 bedrooms and Cloak Room with WC and wash hand basin. Bedroom 1, is a good size double bedroom with window to front with sea view. There is a built in wardrobe a door to storage space in the roof. Bedroom 2 is another double bedroom with window to side and 2 built in wardrobes.

The garden extends around the house on three sides. The front and side garden are mainly in lawn with planted borders and bounded by low level timber fence. The drive way is about 30' long and 12' wide. The back garden is private and sheltered and consists of paved patio, small area of lawn and vegetable plot. There is a green house and a timber shed/workshop approx. 15' x 10' fitted with light and power.

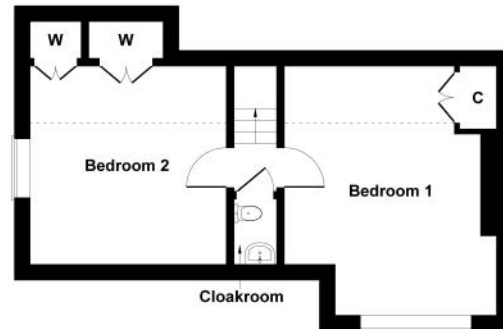
A lovely home in lovely surroundings.

Ballantrae is on the Ayrshire coast amidst striking rural and coastal surroundings. The village is 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. The village has a primary school, doctors surgery with dispensary, shop, bowling green and garden centre. 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.

1 Ailsa Drive, Ballantrae



GROUND FLOOR



FIRST FLOOR

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



Living Room	15' x 12'8" reducing to 11'10"
Dining Room or 3rd bedroom	11'2" x 10'
Kitchen	7'4" x 12'9"
Bedroom 1	14'3" reducing to 12'4" x 12'11" reducing to 10'9"
Bedroom 2	10'9" x 10'3"
Shower Room	6'1" x 6'5"
Cloak Room with wc & whb	3'8" x 3'5"

Dimensions are approximate



Hall



Hall



Living Room



Kitchen



Kitchen



Shower Room



Bedroom 1



Bedroom 1



Stairwell



Bedroom 2



Bedroom 2









View from front of property

Location

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 take A77 and follow signs for Stranraer. On arriving in Ballantrae proceed ahead on Main Street and turn first left, signpost Shore Road, continue ahead and turn second left Ailsa Drive where the house is the first house on the left.

General

Home Report is available on request.

The house was reroofed in 2006 and the Decra roof tiles have a 30 year guarantee. The house has cavity wall insulation, installed March 2010, with a 25 year guarantee.

Council Tax: Band B

EER: E (46)

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 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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