



THOMAS MURRAY
PROPERTY



69 Main Street

Ballantrae

KA26 0NA



Rear Elevation



Rear Elevation



Sitting Room



Living Room

69 Main Street, Ballantrae

This is large double fronted mid terrace cottage situated in the coastal village of Ballantrae. The cottage is well placed for easy access to all village amenities and the beach is only 700 yards from the cottage.

Built circa mid 1800s the house is of random stone construction under a slate roof. Windows are mainly single glazed in timber casements.

The cottage provides accommodation arranged over two floors comprising: timber front door from Main Street to Hall. The hall has doors off to living room, sitting room, shower room, stair to upper floor and double glazed/uPVC back door to garden. The Sitting Room has window to front and a small vestibule from where there is a further door to Main Street. The Living Room is a large space, with window to front, fireplace, 2 electric storage heaters and door to kitchen. The Kitchen has double glazed/uPVC casement window to side and roof light. From the kitchen there is a door connecting through to a small rear vestibule and from here through to Outhouse with timber door out to garden. The Shower Room has window to rear and is fitted with shower stall with electric shower unit, wash hand basin and WC.

Upstairs there is small landing with doors off to 2 bedrooms, built in cupboard and skylight to rear. Bedroom 1 a good size double bedroom with dormer window to front. Bedroom 2 with dormer window to front is a double bedroom with built in cupboard housing hot water cylinder. There is a reasonable view from both bedrooms.

The garden at the rear comprises areas in grass, a path and a space laid in concrete. The garden is bounded by wall and timber fence although the top boundary is undefined.

The cottage requires general improvement but it has great potential.

The property is situated at the south end of Ballantrae's main street, the village sits on the Ayrshire coast on the A77 approx. 12 miles south of Girvan and 18 miles north of Stranraer. The village has a primary school, doctors surgery & dispensary, village shop & post office, filling station with workshop, hotel, bowling green and small harbour. South west Ayrshire is renowned for its contrasting and unspoilt scenery and also its particularly mild climate throughout the year. Although wonderfully rural the locality affords easy access to many of the attractions within the district which include: a variety of attractive hill and coastal walks and cycle trails; the National Trusts 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; Stranraer and Portpatrick. There are of course the usual field sports and rivers for fishing the most notable of which in the district is the River Stinchar which flows on the edge Ballantrae.

Girvan has nursery, primary and secondary schooling; the Quay Zone which is a recently opened leisure facility comprising swimming pool, fully equipped gym and soft play centre; community hospital; independent and multiple retailers; ASDA supermarket; attractive seafront and harbour; railway station with connections to Ayr Prestwick Airport, Glasgow and Stranraer.



Sitting Room



Living Room

69 Main Street, Ballantrae



GROUND FLOOR

FIRST FLOOR

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



Sitting Room	18'3" x 11'10" reducing to 8'6"
Living Room	18'4" x 15'
Kitchen	7'6" reducing to 5'2" x 13'7"
Bedroom 1	10'2" x 11'5"
Bedroom 2	10'2" x 11'4"
Shower Room	6'6" x 4'10"
Outhouse	6'11 x 6'5" x 12'7" x 7'9"

Dimensions are approximate



Hall



Hall



Kitchen



Kitchen



Shower Room



Shower



Landing



Bedroom 1



Bedroom 1



Bedroom 2



View from Bedroom



Rear Elevation



Back Garden

Directions

Travelling south from Girvan on A77, entering Ballantrae continue right through the village where the property for sale is situated towards the end of Main Street on the left hand side. Parking is on street.

General

Home Report is available on request.

In terms of condition the property is sold as seen.

Council Tax: Band B

EER: G (19)

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.



Front and street view

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