



THOMAS MURRAY
PROPERTY



59 Main Street

Ballantrae

KA26 0NA



Rear Elevation



Rear Elevation



Living Room



Siting Room



Kitchen



Living Room



Sitting Room

59 Main Street, Ballantrae

This substantial property is situated in a central position the lovely village of Ballantrae about 350 yards from the beach.

The property comprises an attractive middle terrace 4 bedroom house, former tea room, a range of outbuildings and a delightful garden.

The house has really good accommodation and is very well presented throughout. Windows are double glazed and central heating is by oil.

Entered by way of a uPVC door from the street to the Hall which provides access to the Sitting Room, Kitchen, stair and the former Tea Room side of the Property. The Sitting Room has window to front and alcove. The Dining Kitchen comprises base and wall mounted cabinets and has door through to the Utility Room, which in turn had double glazed door to rear.

Upstairs there is bright landing from where there is access to 4 bedrooms and living room. The Living Room, with window to front, enjoys a super across neighbouring properties toward the estuary and the sea beyond. Bedroom 1, with window to front is a fitted double bedroom. Bedroom 2, with Velux window (timber casement) is a light and airy double bedroom. Bedroom 3 has Velux window (timber casement) to rear and is a good size single bedroom with built in cupboards. Bedroom 4, with window facing front comprises fitted wardrobes and this is double bedroom. The Bathroom, with window to rear, comprises bath, shower stall with electric shower, wash hand basin, WC, there is a built in cupboard and the walls are tiled.

There is a further door from the main street from which to enter the former Tea Room. A hallway has timber glass door to the tea room and also provides access loo and double glazed door to rear of the property – outbuildings and garden.

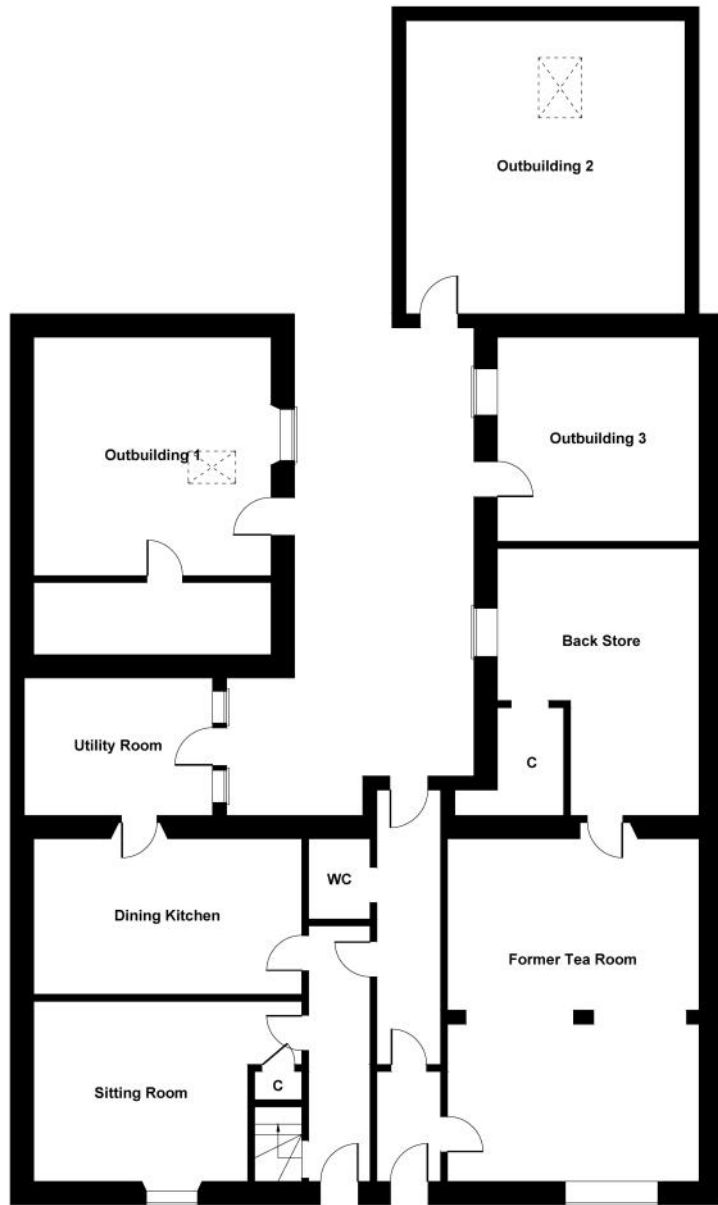
The former Tea Room, with front facing, single glazed window is a large space which affords great possibilities – perhaps providing potential for a lifestyle business operation or to be adapted to form further living space.

From the tea room there is door through to a back store with single glazed window to side.

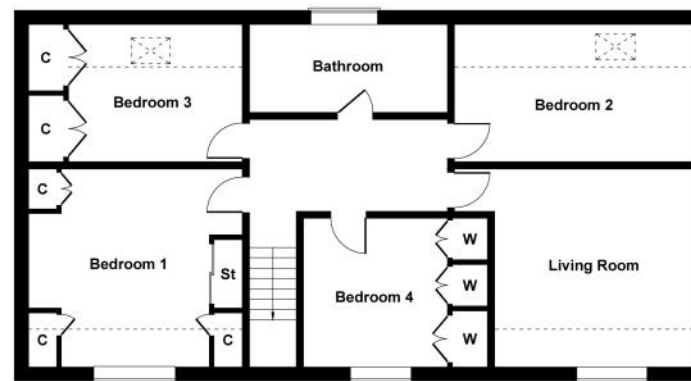
A range of outbuildings at the rear provide great space and potential. The garden is really attractive and well maintained comprising 2 elevated patio areas and level lawn with planted borders.

A large property – great family home but with the added advantage of having loads of scope to be adapted.

59 Main Street, Ballantrae



GROUND FLOOR



FIRST FLOOR

Living Room	13'6" x 11'9" & 2'10" x 3'3"
Sitting Room	10'11" x 12'3" & 3'2" x 2'11"
Kitchen	11'6" x 15'2"
Utility Room	6'11" x 11'4"
Former Tea Room	22'10" x 15'4"
Store (off Tea Room)	14' x 11'9"
Bedroom 1	13'3" x 12 at widest
Bedroom 2	6'9" x 14'11"
Bedroom 3	7'2" x 9'9"
Bedroom 4	11'9" x 8'8"
Bathroom	5'5" x 10'8"

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

Location

The property is situated at the south end of Ballantrae's main street, the village sits on the Ayrshire coast on the A77. 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 and Prestwick. 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 12 miles | Ayr 33 miles | Prestwick Airport 39.5miles | Glasgow 69 miles

Directions

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

Outbuildings:

At the immediate rear of the house is a large building in two sections 17' x 11'10 with shower room off 4'3" x 11'8" – a fantastic space.

There is a second outhouse, 15'9" x 14'8" with Velux window to rear.

The third outbuilding, formerly loos for the Tearoom, 13'10" x 8'8"



Hall



Hall



Former Tea Room



Kitchen



Living Room



Sitting Room



Former Tea Room



Landing



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Bathroom



Bathroom



Bedroom 4



Store off Tea Room



Outbuilding 1



Outbuilding 1



Outbuilding 1



Patio



Garden



Patio



Patio

General

Home Report is available on request.

Any changes/development to the outbuildings etc would be subject to obtaining the appropriate consent from the local authority. Likewise, if the Tearoom space is to be brought into say living space then consent will be required, including change of use.

EER: Band E (44)

Council Tax: Band C

Rateable Value: £2500 per year. Under the Small Business Bonus Scheme 100% relief is available

To view contact **Thomas Murray Property**



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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.



Garden



Garden

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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