



THOMAS MURRAY
PROPERTY



21 Main Street
Ballantrae
KA26 0NA



Rear Elevation and Garden



Living Room



Kitchen



Living Room



Kitchen

21 Main Street, Ballantrae

Situated on a generous plot this is a 2 bedroom semi detached house.

The property has a large mono blocked frontage providing lots of space for off street parking. The back garden is a good size, laid in grass and backing onto farmland. The house is 350 yards from the beach.

The house offers accommodation arranged all on the level comprising: Entrance Vestibule with uPVC front door and timber/glass inner door. The Hall has doors off to the 2 bedrooms, shower room, living room and built in cupboard.

Bedroom 1, is a double bedroom with window facing front. Bedroom 2, with window to rear is also a double bedroom. The Shower Room, with wash hand basin shower area with mixer shower, wc, tiled walls and window to rear.

The Living Room is a large bright space with window facing front, alcove and door to kitchen. The Kitchen is fitted with cabinets at floor and wall mounted levels, breakfast bar, washing machine and cooker and extractor canopy. The kitchen has a window to rear and uPVC back door.

Windows are double glazed in uPVC. Central heating is by oil.

The property has plenty of space to be further extended.

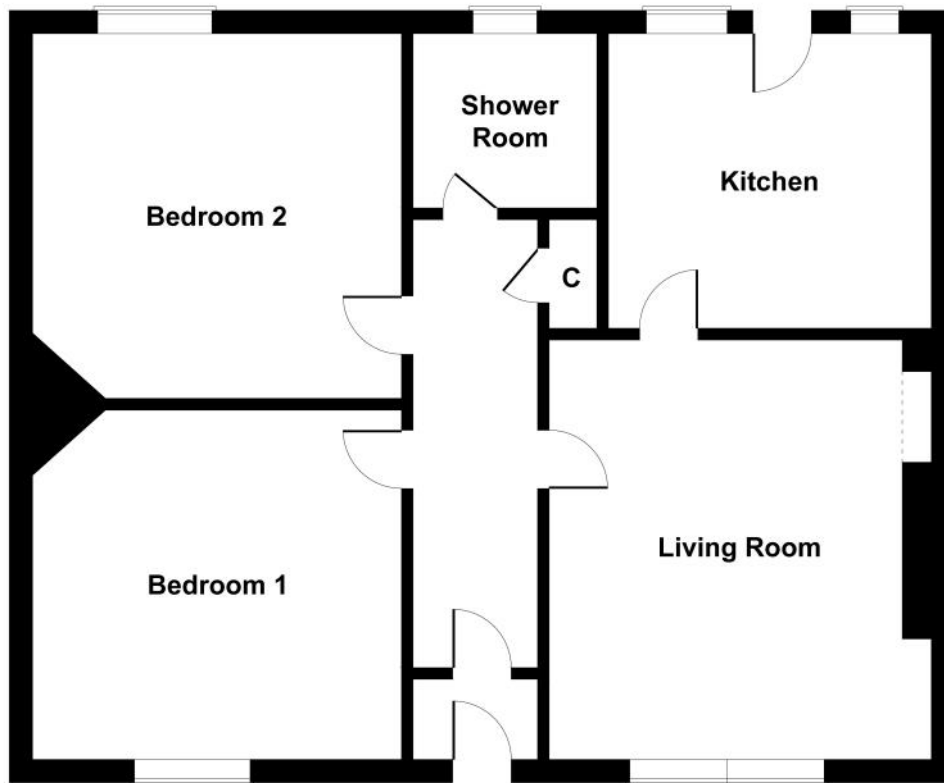
A good house in a good location.

Girvan 12 miles | Ayr 32.7 miles | Prestwick Airport 39.3 miles | Glasgow 70 miles

The property is situated on main street, in the middle of the village. Ballantrae sits on the Ayrshire coast on the A77 and 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.

21 Main Street, Ballantrae



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



Living Room	13'10" x 11'11"
Kitchen	8'10" x 11'4"
Bedroom 1	12'9" x 11'9"
Bedroom 2	12'9" x 11'9"
Shower Room	5'9" x 4'9"



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Living Room



Kitchen



Kitchen



Shower Room



Back Garden



Front

Directions

Travelling south from Girvan on A77, continue ahead into Ballantrae. The Property is situated in the middle of the village on the left hand side of main street, close to the shop and village hall.

General

Home Report is available on request.

Further development of the house (extension to the rear or in the roof) are subject to obtaining the appropriate local authority consents.

Council Tax: Band A

EER: D (60)

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.



View from back 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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