



THOMAS MURRAY
PROPERTY



3 New Smyrton

Ballantrae

KA26 0NY







Front Elevation



Living Room



Kitchen

3 New Smyrton, Ballantrae, KA26 0NY

Standing in a lovely big garden this is a 3 bedroom end terrace house in rural surroundings.

The house has a spacious interior and provides accommodation over 2 floors comprising Entrance Hall; large Living Room; Kitchen

Upstairs: 3 Bedrooms and Bathroom.

Windows are double glazed in uPVC casements.

The house has a good range of built in storage.

The garden is located to rear and side of the house.

The property is in need of general improvement throughout.
Nevertheless, it affords excellent possibilities.

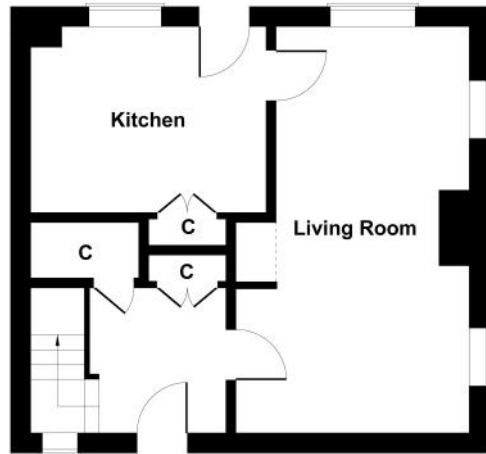
A substantial house in a great location.

Girvan 16 miles | Ayr 37 miles | Prestwick Airport 41 miles | Glasgow 72 miles |
Stranraer 14.3 miles

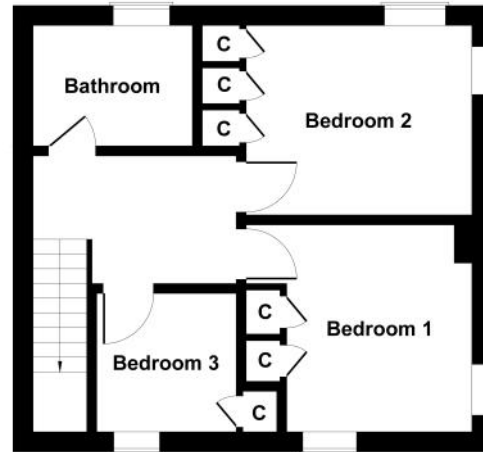
Whilst enjoying a delightful countryside setting the cottage is easily accessible from the A77. This corner of south west Ayrshire is renowned for its contrasting and unspoilt scenery and its particularly mild climate throughout the year. The area has: a variety of hill and coastal walks and cycle trails; 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, Ayr, Prestwick and Troon. 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, on the Ayrshire coast, has a delightful sea front from where there is access to a sandy beach. There is a primary school, doctors surgery with dispensary, shop and bowling green, and small harbour in the village.

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 north to Ayr and Glasgow

3 New Smyrton, Ballantrae



GROUND FLOOR



FIRST FLOOR

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



Hall



Hall

Living Room	21'3" x 13'10" reducing to 10'7"
Kitchen	9'9" x 12'
Bedroom 1	11'3" x 9'10" & 2'10" x 4'11"
Bedroom 2	9'6" x 13'11"
Bedroom 3	8' x 8'9"
Bathroom	6'3" x 7'6"



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bathroom



Landing



Garden



View Front

Directions

Travelling south from Ayr take A77 and proceed to Girvan. From Girvan continue south on A77 to the village of Ballantrae. Continue through to the village and climb up the hill, about 3.5 miles, toward the small settlement known as Smyrton. Take first right off the A77, New Smyrton. The cottages here are formed in a L shape row overlooking an area of lawn.

General

Home Report is available on request.

The property is connected to mains electricity. The water is by way of a private supply and drainage is to septic tank.

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.

Council Tax: Band C

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.

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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com