



THOMAS MURRAY  
PROPERTY



Glendruid  
Ballantrae  
KA26 0PB





Rear Elevation





Front Garden





Back Garden





Living Room



Dining Room





Kitchen

## Glendruid, Ballantrae

A lovely, well presented detached 3 bedroom bungalow standing in an attractive garden  
The house is in a delightful rural setting overlooking farmland to front and rear, the location is easily accessible and the house is only 20 minutes walk from Ballantrae

In good order throughout the interior is in excellent condition, windows are double glazed and central heating is by oil

The accommodation comprises

Entrance Vestibule

Hall

Spacious Living Room with wide window overlooking garden and patio doors

Dining Room

Dining Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Fitted Bathroom

Utility Room

The garden spaces are mainly in lawn with planted borders. There is a timber garage with light and power but the garage requires replacement

A nice property in a super setting

Ballantrae 1 mile | Girvan 13 miles | Ayr 34 miles | Glasgow 68.5 miles



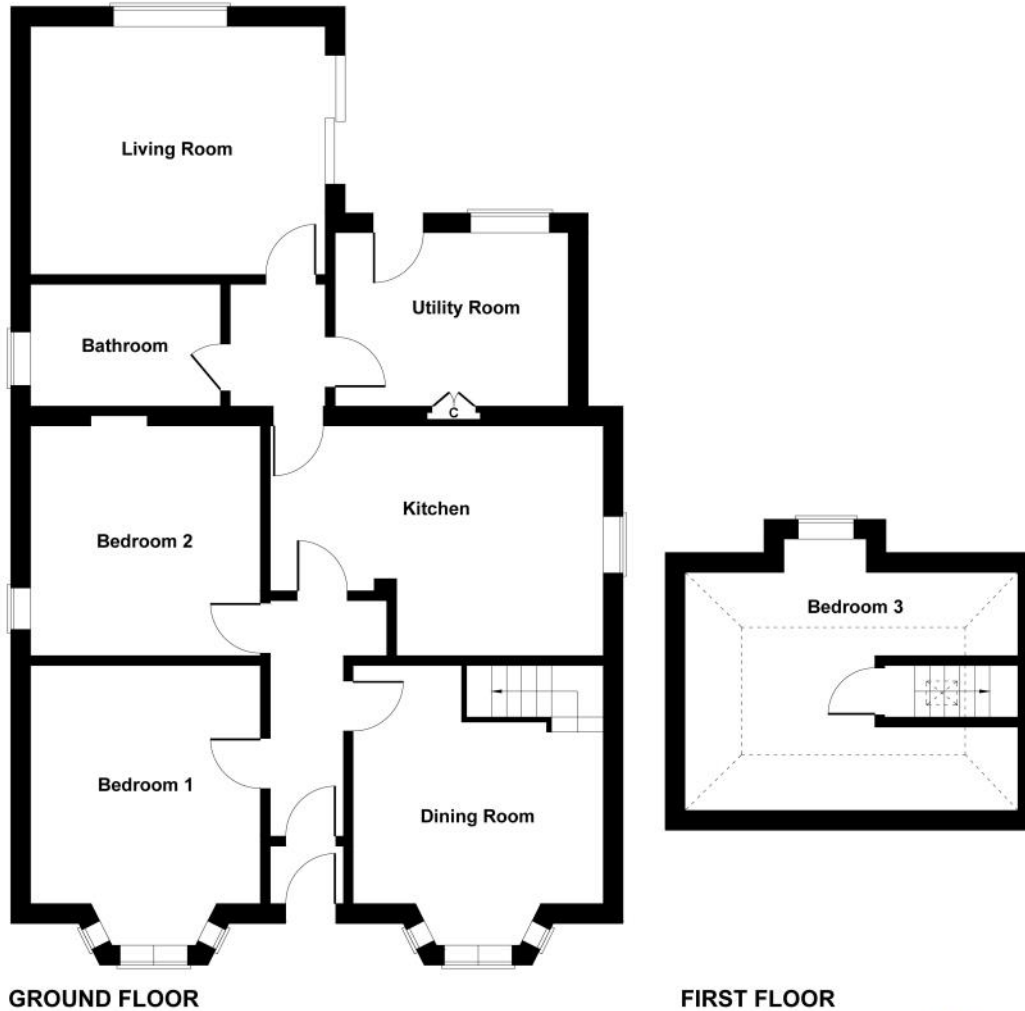
Living Room



Dining Room



## Glendruid, Ballantrae



Living Room	12'11" x 14'9"
Dining Room	13'7" reducing to 12' x 11'1"
Kitchen	11'6" x 10'4" & 8'3" x 5'10"
Bedroom 1	13'7" reducing to 11'11" x 11'
Bedroom 2	11'6" x 11'6"
Bedroom 3	15'3" x 7'5" & 4'3" x 6" & 6' x 2'5"
Bathroom	6'1" x 9'6"
Utility Room	8'8" x 11'8"

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.





Kitchen



Living Room



Hall



Hall





Living Room





Dining Room





Living Room



Dining Room



Kitchen



Utility Room





Bedroom 1





Bedroom 2





Bedroom 3





Bathroom





Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 3





Bathroom





Front



Rear Elevation

### Location & Directions

Ballantrae is on the Ayrshire coast and has a primary school, doctors surgery & dispensary, village shop & post office, filling station with workshop, pub, bowling green and small harbour. South west Ayrshire is renowned for its scenery and this delightful 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; 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 by on the edge Ballantrae.

Girvan has a stunning beach, 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; harbour; railway station with connections to Ayr and Glasgow.

Travelling south from Ayr on A77 continue ahead, passing through Girvan. On entering Ballantrae proceed straight ahead through the village. Leave the village and cross over the bridge and continue to filter lane to make right turn to unclassified road. Continue ahead and take next right. The house is situated a short distance along on the left hand side.

### General

Home Report available on request. The house is connected to septic tank drainage.

### Council Tax

Band C

### Energy Efficiency Rating

E (49)

### To view contact



Tel: 01465 713498

Email: [enquiries@thomasmurrayproperty.com](mailto: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.





Garden





View Front







### Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) 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. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding 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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