



THOMAS MURRAY
PROPERTY

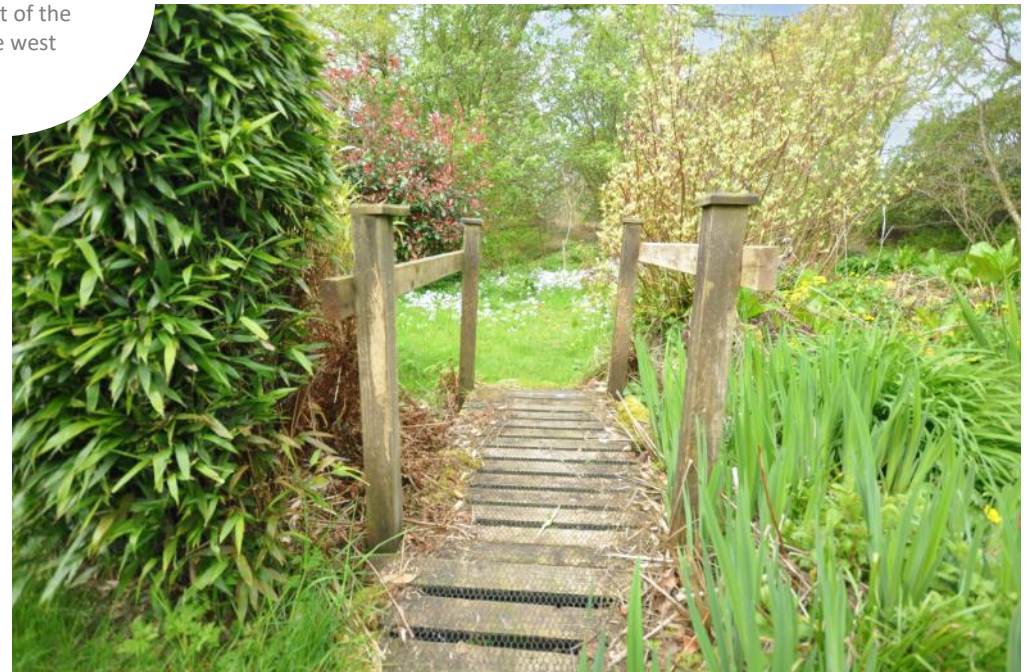
Kilantringan Cottage

Ballantrae

KA26 0PE



Garden and woodland areas to the Front of the cottage west





Entrance



Front Elevation



Looking back to cottage from grounds to the west



Living Room



Kitchen

Kilantringan Cottage, Ballantrae

In a delightful rural situation this is a detached cottage in a wonderful setting with garden and grounds extending to approx. 1.3 acres (0.53ha)

The grounds are planted with a wide variety of shrubs and trees and is a rich biodiverse habitat for red squirrels, roe deer, hares and many types of birds

The cottage was built circa 1850s and has been extended in more recent times.

2 storey comprising

Entrance Porch

Hall

Living Room with wood burning stove

Sitting Room/3rd Bedroom

Kitchen

Utility Room

Bathroom

Upstairs

Bedroom 1

Bedroom 2 with en suite wc and wash hand basin

Oil central heating. Double glazed

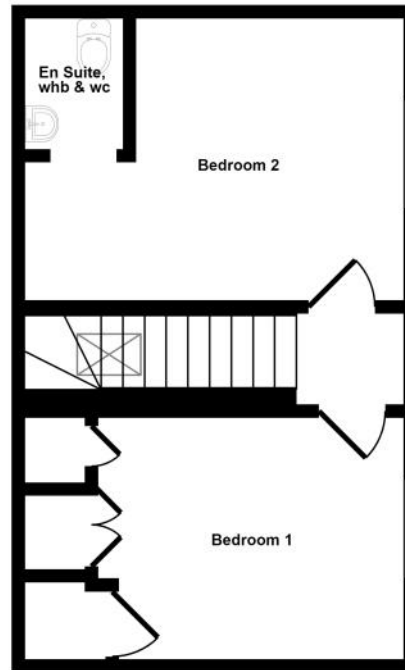
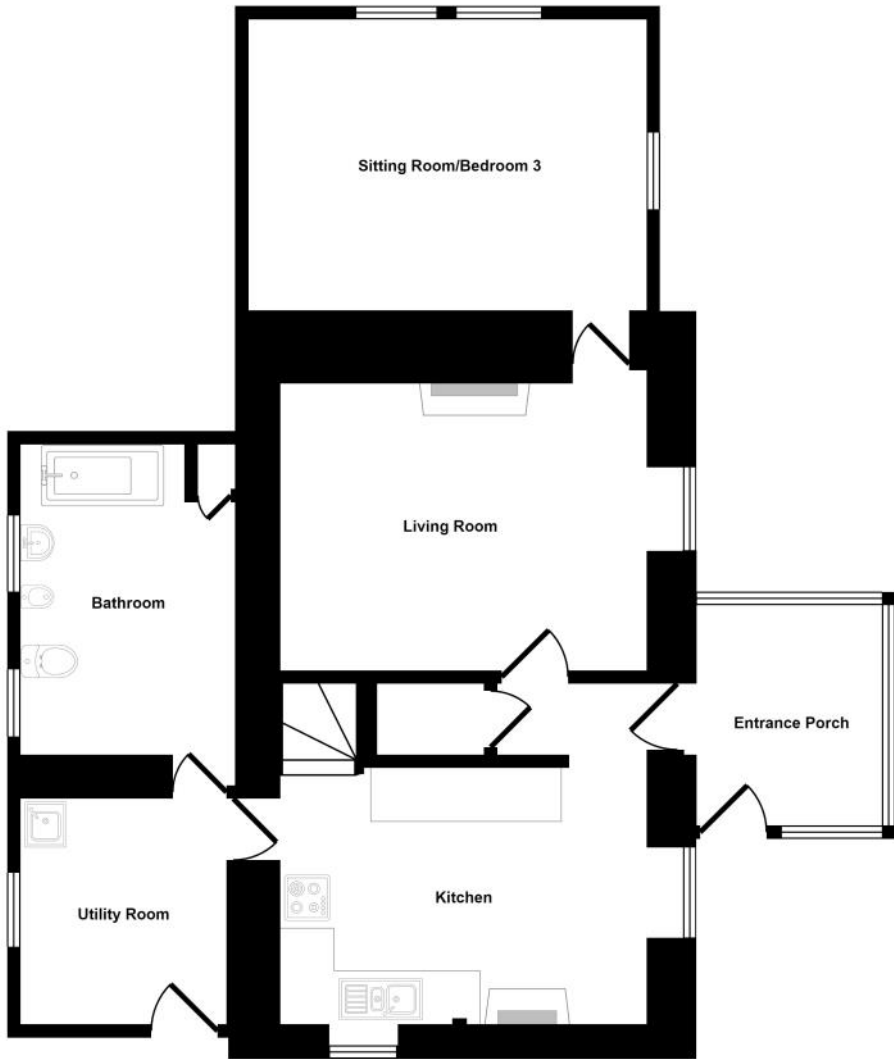
There is a well stocked fish pond, timber sheds, timber workshop with light and power, hen house and two greenhouses

The cottage is located close to the Ayrshire coast and is easily accessed from the A77

The cottage has FTTP broadband

The present owner has enjoyed living at Kilantringan for 33 years and has made this cottage and its grounds such a wonderful place to live and enjoy the visiting wildlife

Viewing is highly recommended



Entrance Porch	6'9" x 8'3"
Living Room	13'5" x 10'5"
Sitting Room/3rd Bedroom	14'9" x 10'9"
Kitchen	13'3" x 9'1"
Utility Room	8'6" x 7'5"
Bathroom	8'1" x 11'3"
Bedroom 1	11'2" x 8'9" at widest
Bedroom 2	10' x 10'4" & 3'6" x 5'2"
En Suite wc & whb	3'2" x 4'11"



Grounds to west of cottage running down to burn



Grounds, west



Living Room



Sitting Room/3rd Bedroom



Kitchen



Utility Room



Kitchen



Bathroom



Front Porch



Front Porch



Sitting Room/3rd Bedroom



Living Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



En Suite



Stairwell



Side Elevation, south



Side Elevation, north



Rear Elevation



Pond



Pond



Back Garden



Back Garden



Back garden looking toward rear of cottage



Grounds west looing back toward front of cottage

Location and Directions

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; 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 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, gym and soft play area, community hospital, a variety of shops, a fantastic beach and working harbour with moorings for pleasure craft. The town has an ASDA supermarket and railway station with connections north to Ayr and Glasgow

Ballantrae 3.5 miles | Girvan 15.8 miles | Ayr 36.5 miles | Glasgow 71.3 miles

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 and pass through the small settlement of Smyrton. Continue on A77 and turn left off the A77 to unclassified road to the cottage, which is on the left hand side. The cottage is about 6 minuets drive from Ballantrae.

General Comments

Home Report is available by request. LPG cylinders for the cooker. Drainage is to septic tank. Water is from a borehole. The fish will remain in the pond and there are two guinea fowl included in the sale. The plan on page 8 is not the title plan. This plan is provided for guidance only. White goods are included in the sale. There are bird feeders and planters dotted around the property, a few of which will be removed by the owner at point of sale.

Council Tax

C

EER

E (52)

To view contact



Tel: 01465 713498

Email: enquiries@thomasmurrayproperty.com

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.



7 Dalrymple Street

Girvan

KA26 9EU

01465 713498

enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com