



THOMAS MURRAY
PROPERTY



33 Downan Avenue

Ballantrae

KA26 0NN



Back



View From House



Living Room



Living Room



Dining Room



Kitchen



Living Room



Dining Room

33 Downan Avenue, Ballantrae

Situated 4 minutes walk from the beach and right in the centre of the village, this is a 3 bedroom detached bungalow

The house stands in a good size but manageable plot providing wide mono block drive to front with ample parking for about 5 cars and a sheltered garden at the back laid in lawn

In nice order throughout the house comprises

Entrance Vestibule with ramp and step access

Hall

Spacious Living Room

Dining Room

Kitchen

Utility Room

Bedroom 1

Bedroom 2

Bedroom 3

Office

Bathroom

Cloakroom with Toilet and WHB

Double glazed. Oil central heating

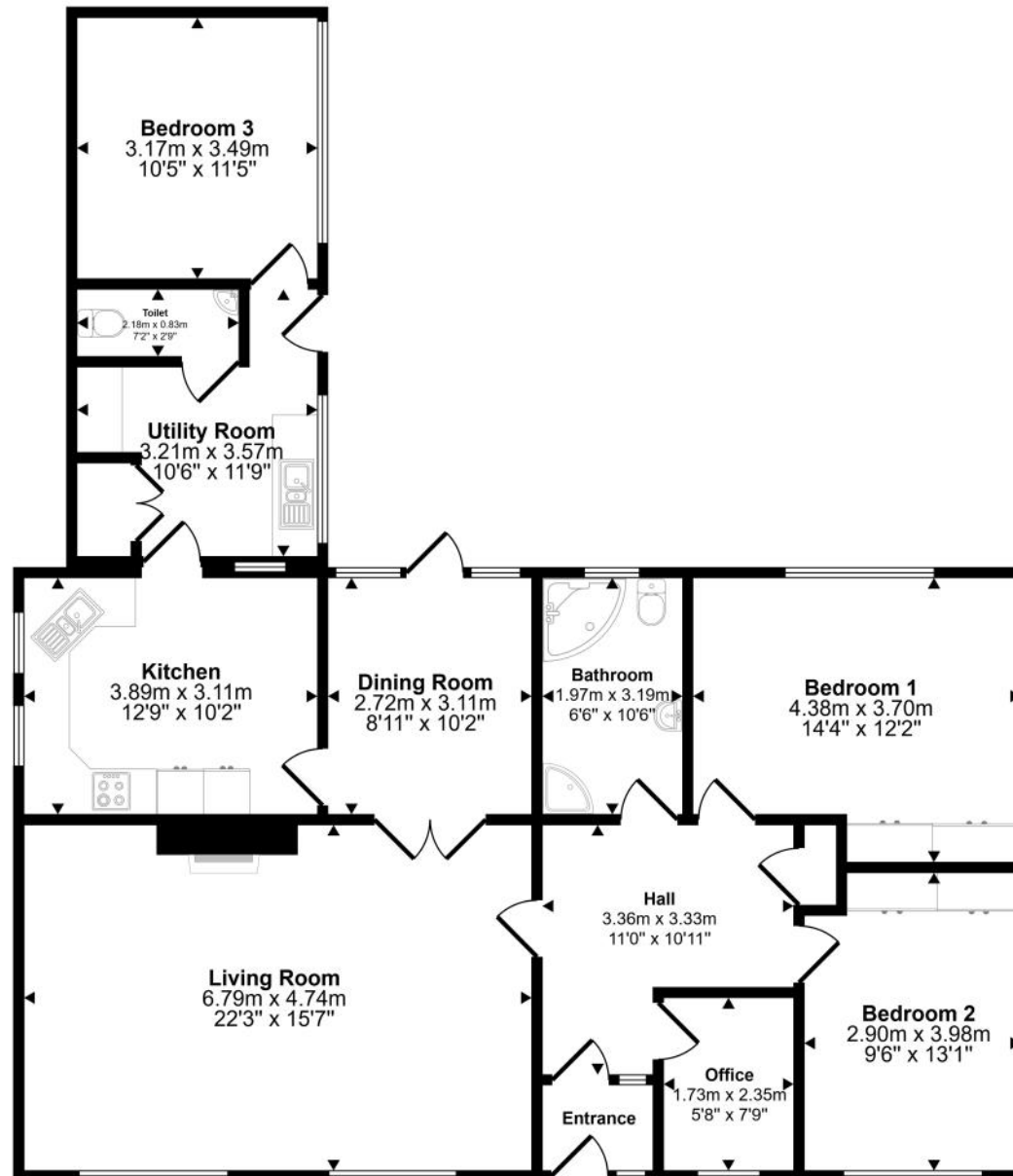
Garage

The house is located in a cul de sac and from here its access to all village amenities comprising shop, doctors surgery, bowling green and primary school

A lovely house in a nice setting

Viewing is highly recommended

Approx Gross Internal Area
129 sq m / 1388 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Living Room



Kitchen



Dining Room



Kitchen



Utility Room



Utility Room



Hall



Hall



Study



Hall



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Kitchen



Back Garden



Back Garden

Location and Directions

The village 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 ahead on Main Street and turn right to Shore Road and first left Downan Avenue. Continue to end of the road, the house is straight ahead.

Girvan 12.3 miles | Ayr 33 miles | Glasgow 69.5 miles

General Comments

Home report available upon request.

Council Tax Band

Band E

Energy Efficiency Rating

F (36)

To view contact



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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.



Front



Patio



Front/Parking

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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