



THOMAS MURRAY  
PROPERTY



2 Foreland  
Ballantrae  
KA26 0NQ



Surroundings



Outlook from House



Outlook to Harbour









## 2 Foreland, Ballantrae

### Charming Seafront Cottage with Garage and Coastal Views

Occupying an enviable position on Ballantrae's attractive seafront, just a short stroll from the beach and harbour, 2 Foreland is a charming two-bedroom semi-detached cottage offering wonderful coastal views, a detached garage and well-maintained gardens.

Ballantrae is a picturesque South Ayrshire village and the property enjoys easy access to a range of local amenities including the village shop and post office, doctor's surgery with dispensary, primary school, bowling green and harbour.

The accommodation is arranged over two levels and comprises an entrance vestibule, comfortable living room, hall/utility area, shower room and kitchen on the ground floor. Upstairs there are two generously proportioned bedrooms together with a WC and wash hand basin.

The property benefits from oil-fired central heating and windows are double glazed.

The property comprises neatly maintained gardens, predominantly laid to lawn, with established borders, pathways and an area formerly utilised as a productive vegetable plot. A detached garage provides useful storage and off-street parking.

While the property would benefit from a degree of modernisation and upgrading, it offers excellent potential for purchasers to create a delightful home.

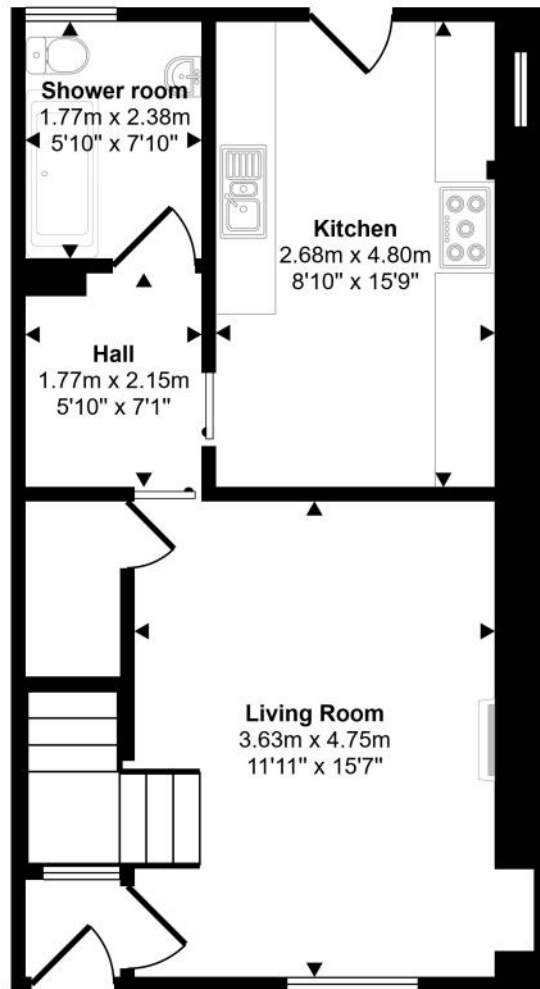
### Location

Ballantrae is a picturesque coastal village situated on the stunning South Ayrshire coastline. The village offers a range of everyday amenities including a primary school, doctor's surgery with dispensary, village shop and post office, filling station with vehicle workshop, public house, bowling green and a small harbour. The area is renowned for its beautiful coastline, sandy beaches, scenic walking routes and outdoor leisure opportunities.

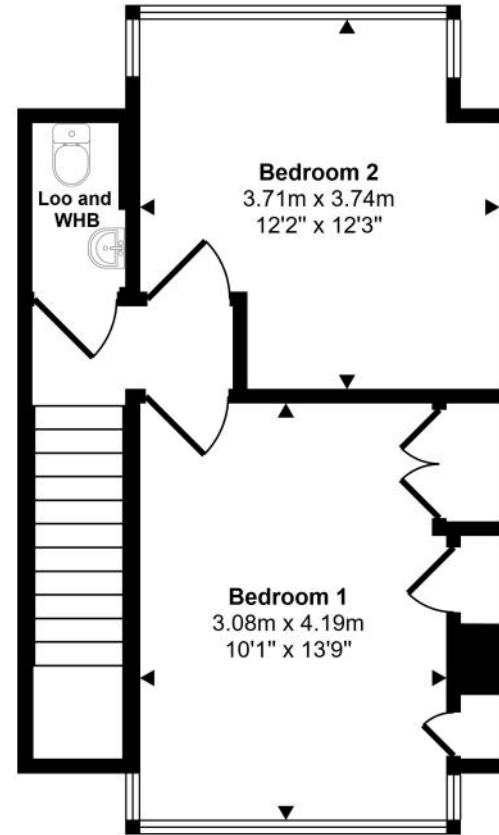
Girvan 12 miles | Ayr 33 miles | Glasgow 67.5 miles



Approx Gross Internal Area  
84 sq m / 907 sq ft



Ground Floor  
Approx 49 sq m / 523 sq ft



First Floor  
Approx 36 sq m / 383 sq ft

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.







View from Road



Surroundings











### Directions

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. At the junction turn right Foreland and the cottage is further along on the right hand side.

### General Comments

Home report available upon request.

This property is an executry sale and is offered for sale in its present condition. The property will be SOLD AS SEEN and no warranties or guarantees will be provided by the Executors or their agents regarding the condition of the property, nor the working order of any fixtures, fittings, appliances, services, installations or alterations. Prospective purchasers must satisfy themselves in all respects through their own inspection and enquiries prior to purchase.

We understand that the Rayburn stove provides the central heating.

### Council Tax Band

C

### Energy Efficiency Rating

E (52)

### To view contact



Tel: 01465 713498

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

### Pre-Sale Valuation & Appraisal

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property together with practical advice on preparing your home for sale.

### 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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