THOMAS MURRAY
PROPERTY

1 Old Smyrton

Ballantrae

KA26 0NY

1 Old Smyrton, Ballantrae

Situated in a lovely rural setting and enjoying a pleasant south-facing position, 1 Old Smyrton is an attractive semi-detached two-bedroom cottage offering comfortable accommodation together with a number of useful modern improvements.

The cottage is situated approximately 3½ miles south of Ballantrae, just off the A77, combining a pleasant country location with convenient access to the surrounding area. From the property there is a delightful outlook towards Smyrton Hill, adding to the appeal of this charming rural home.

Improvements have been carried out over the last 5 years including the installation of photovoltaic (PV) panels and an air source heat pump for heating. The kitchen has also been extended, creating a more practical and welcoming space, while the garden has been improved and is now nicely established.

The accommodation comprises a welcoming Living Room, Dining Kitchen, two Bedrooms and Shower Room, providing a well-proportioned layout that would suit a range of purchasers.

Externally, the cottage benefits from a level, nicely established garden which provides an attractive outdoor space with potential for a variety of uses. There is also parking at the side of the property for a couple of cars.

This rural home blends low-maintenance comfort with peaceful countryside charm, making it an ideal match for a variety of lifestyles.

With its south-facing position, attractive outlook, established garden and useful energy-related improvements, 1 Old Smyrton represents an appealing opportunity to acquire a characterful rural cottage in a delightful and easily accessible location.

Location & Lifestyle

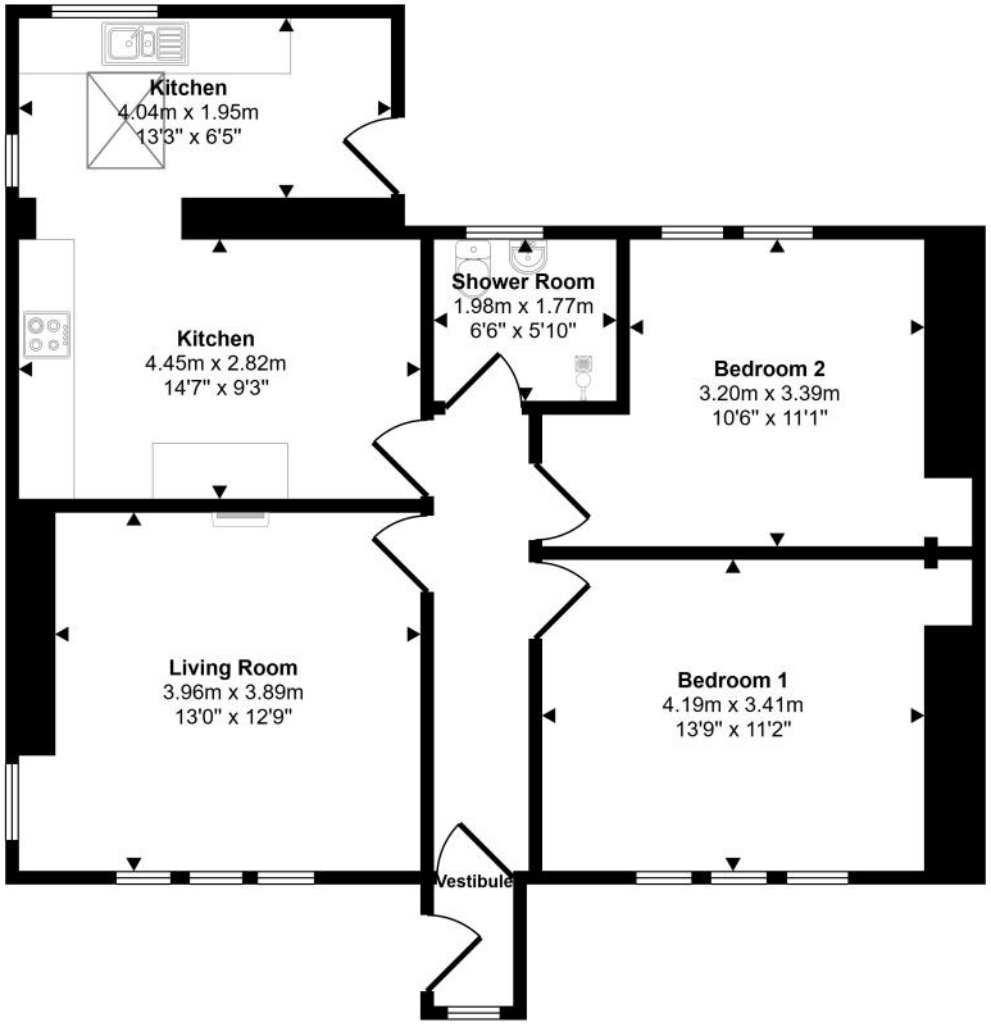
This corner of South West Ayrshire is renowned for its unspoilt and contrasting scenery, along with a notably mild climate throughout the year. The surrounding area offers an excellent range of outdoor pursuits, including hill and coastal walks, as well as a variety of cycle trails.

Nearby attractions include the Culzean Castle and Country Park and the Galloway Forest Park. The area is also well known for its excellent golf courses, with renowned links at Turnberry, Prestwick, Troon, as well as courses in Girvan and Ayr.

For those interested in fishing, the nearby River Stinchar is one of the most notable salmon rivers in the region.

The coastal village of Ballantrae lies just 3 miles away and offers a charming seafront, access to a sandy beach, and a range of local amenities including a primary school, doctor’s surgery with dispensary, shop, bowling green, and small harbour.

Approx Gross Internal Area
82 sq m / 885 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.

KNITTING

KEYS

General Comments

Home report available upon request.

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

Council Tax Band

B

Energy Efficiency Rating

C (76)

To view contact

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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.

The Property Ombudsman

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