



THOMAS MURRAY
PROPERTY

6A Main Street
Ballantrae
KA26 0NB











6A Main Street, Ballantrae

This spacious detached bungalow occupies a generous level plot on the edge of the picturesque coastal village of Ballantrae, enjoying open views across surrounding countryside to the front and a glimpse of the sea from the upstairs rear window.

Extending to 131m², the property offers well-proportioned accommodation with an excellent layout, presenting a fantastic opportunity for buyers to modernise and create a wonderful family home tailored to their own taste and style.

While the kitchen, shower room, décor and floor coverings would benefit from refurbishment, the property has been well maintained and provides an excellent blank canvas with tremendous potential. The home benefits from double glazing and electric heating throughout.

Externally, the property stands on a generous level plot with a driveway providing off-street parking to the front. The enclosed rear garden is a particular feature, being mainly laid to lawn with a variety of mature trees and established shrubs, creating a lovely outdoor space for families and keen gardeners alike.

An attached garage is situated to the side of the house and is now in poor condition. Subject to the necessary consents, its removal could allow vehicle access to the rear garden, where there is ample space to construct a replacement garage if desired.

This is an excellent opportunity to acquire a detached bungalow with generous accommodation, substantial garden grounds and significant scope to enhance and add value, all within easy reach of local amenities and the stunning South Ayrshire coastline.

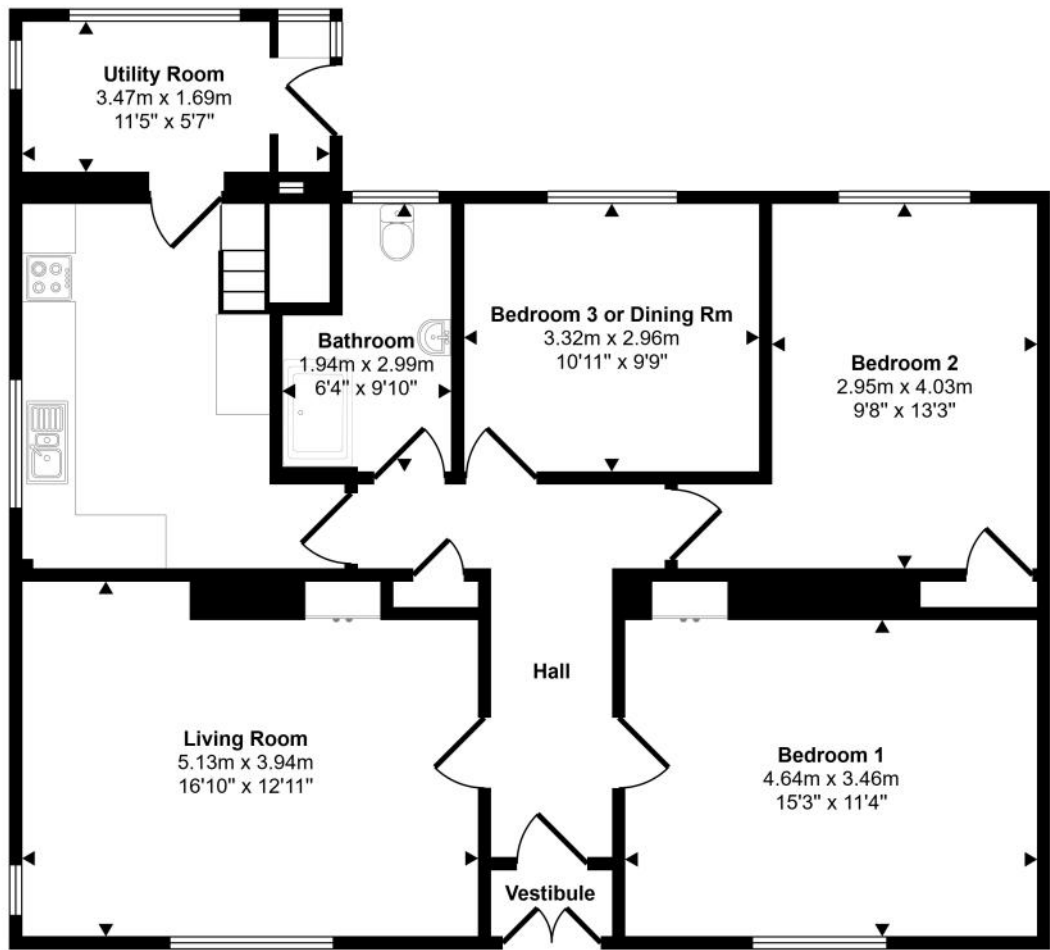
Location

Ballantrae is a charming coastal village on the beautiful South Ayrshire coastline, renowned for its scenic surroundings and welcoming community. 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 an attractive harbour.

Girvan 12 miles | Ayr 33 miles | Glasgow 67.5 miles

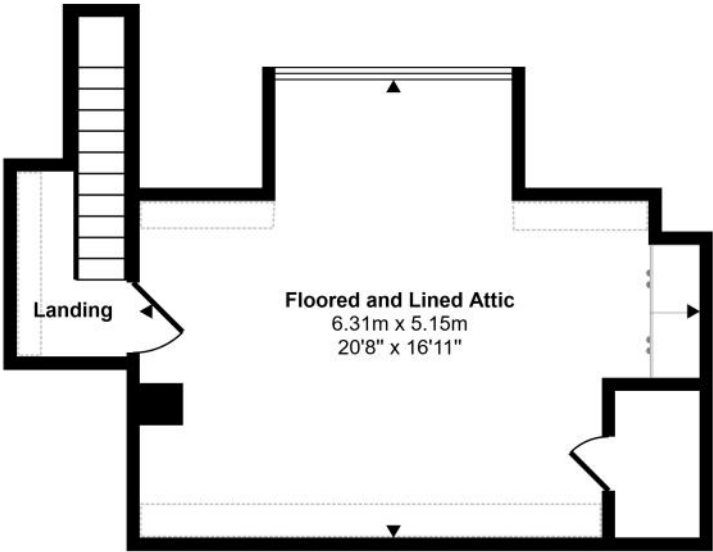


Approx Gross Internal Area
131 sq m / 1414 sq ft



Ground Floor
Approx 100 sq m / 1079 sq ft

Denotes head height below 1.5m

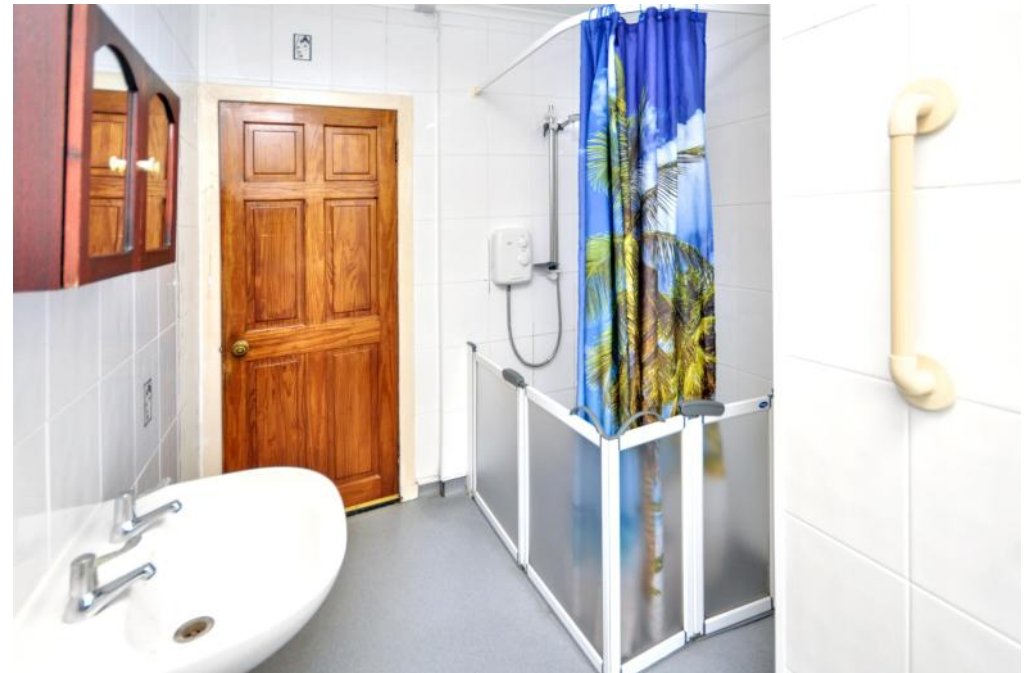


First Floor
Approx 31 sq m / 335 sq ft

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.













General Comments

Home report available upon request.

Council Tax Band

D

Energy Efficiency Rating

F (27)

To view contact



Tel: 01465 713498

Email: 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.



7 Dalrymple Street

Girvan

KA26 9EU

tel: 01465 713498

email: enquiries@thomasmurrayproperty.com



www.thomasmurrayproperty.com