



25 Main Street
Ballantrae
KA26 0NA





View from back garden







25 Main Street, Ballantrae

Spacious Two Bedroom Semi-Detached Bungalow on a Generous Plot with Open Countryside Views from Back Garden

Set on a substantial plot in the heart of the coastal village of Ballantrae, 25 Main Street is a two-bedroom semi-detached bungalow enjoying an enviable position backing directly onto open fields and just a three-minute walk from the beach. The house combines village living with the beautiful South Ayrshire coastline on the doorstep.

The property is entirely on one level, making it an attractive option for a wide range of purchasers, from first-time buyers and downsizers to those looking for a holiday or retirement home.

An entrance vestibule leads into a central hall. The bright living room faces to the front while the well-appointed kitchen overlooks the extensive rear garden and offers good storage and workspace. There are two double bedrooms, together with a shower room. The property benefits from oil-fired central heating and double glazing.

Extensive Outdoor Space

One of the property's standout features is its impressive outdoor space. The generous front garden is complemented by a large rear garden which enjoys uninterrupted views across open fields, creating a wonderful sense of space and privacy. A driveway provides ample off-street parking and leads to a detached garage.

The size of the plot also provides excellent potential for a rear extension, subject to the appropriate planning permissions and consents.

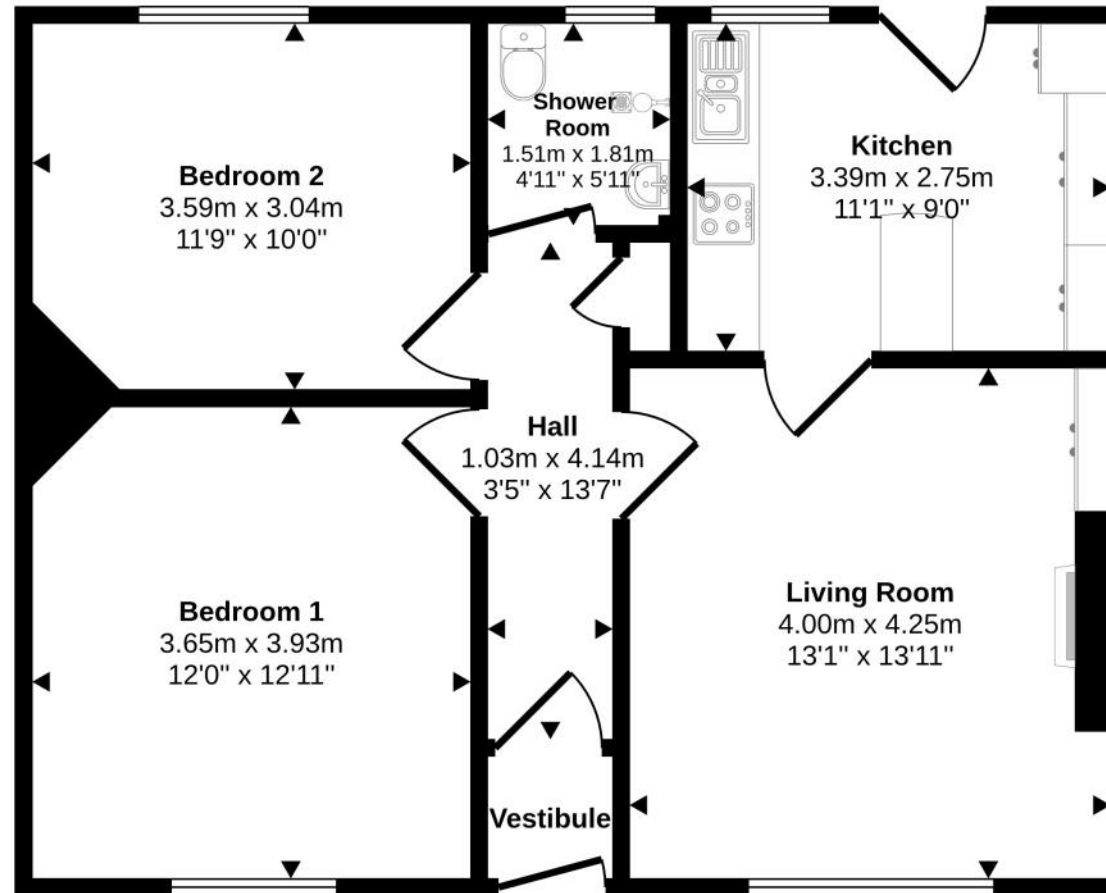
Highlights

- Three-minute walk to the beach
- Large plot with garage and ample parking
- Backs onto open fields
- All-on-the-level accommodation. 2 Bedrooms, Living Room, Kitchen and Shower Rm
- Scope for extending

Space to grow, fields behind, the sea just minutes away—25 Main Street is a home not to be missed.



Approx Gross Internal Area
64 sq m / 685 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.







Location and Lifestyle

Ballantrae is a picturesque coastal village situated on the beautiful South Ayrshire coastline, renowned for its scenic shoreline, harbour and welcoming community. The village offers an excellent 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.

With miles of coastline, nearby walking routes and the spectacular Galloway Forest Park within easy reach, the area is ideal for those who enjoy outdoor pursuits while remaining within convenient travelling distance of Girvan and Stranraer.

General Comments

Home report available upon request.

Council Tax Band

A

Energy Efficiency Rating

D (56)



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.



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