



THOMAS MURRAY
PROPERTY



4 New Smyrton

Ballantrae

KA26 0NY



View from Front



Living Room



Kitchen



Living Room



Kitchen

4 New Smyrton, Ballantrae

Attached, 2 bedroom single storey house in rural surroundings

The house offers a bright and spacious interior comprising

Hall with double glazed front door

Living Room

Kitchen with modern fitted cabinets

Bedroom 1 with built in wardrobe

Bedroom 2 with built in cupboard and 2 built in wardrobes

Shower Room with shower stall with mixer shower, wash hand basin and WC

Good size level garden in need of some general maintenance is located at the rear of the house

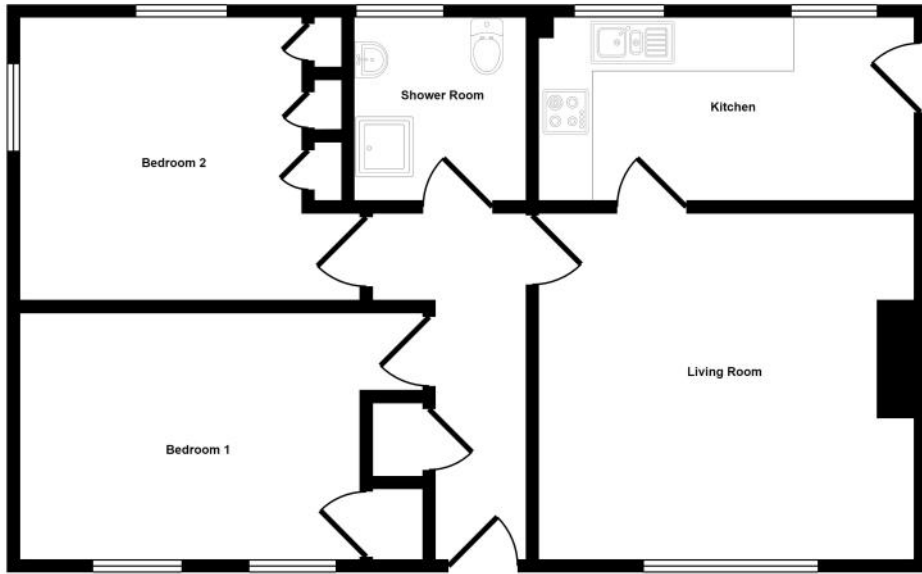
Girvan 14.5 miles | Ayr 35.9 miles | Prestwick Airport 41.8 miles | Glasgow 69.8 miles | Stranraer 15 miles



Although enjoying a delightful rural setting the cottage is easily accessible from the A77. This corner of south west Ayrshire is renowned for its contrasting and unspoilt scenery and its particularly mild climate throughout the year. The area has: a variety of hill and coastal walks and cycle trails; the National Trust Culzean Castle and Country Park; Galloway Forest Park; excellent Golf Courses at Girvan, Turnberry, Ayr, Prestwick and Troon. There are of course the usual field sports and rivers for fishing, the most notable of which in the district is the River Stinchar. Ballantrae, on the Ayrshire coast, has a delightful sea front from where there is access to a sandy beach. There is a primary school, doctors surgery with dispensary, shop and bowling green, and small harbour in the village.

Girvan provides nursery, primary and secondary schooling, a leisure facility with swimming pool, gym and soft play area, community hospital, a variety of shops, an attractive beach and working harbour with moorings for pleasure craft. The town has an ASDA supermarket and railway station with connections north to Ayr and Glasgow

Approx Gross Internal Area
61 sq m / 658 sq ft



Hall



Hall

Living Room	12'8" x 13'11"
Kitchen	6'8" x 13'11"
Bedroom 1	9' x 12'7" & 2'11" x 2'3"
Bedroom 2	10'4" x 10'5" & 3'3" x 2'1"
Shower Room	6'7" x 6'3"



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Back Garden



Back Garden

Directions

Travelling south from Ayr take A77 and proceed to Girvan. From Girvan continue south on A77 to the village of Ballantrae. Continue through to the village and climb up the hill, about 2.2 miles, toward the small settlement known as Smyrton. Take first right off the A77, New Smyrton. The cottages here are formed in a L shape row overlooking an area of lawn.

General

The level garden measures approx. 120ft x 36ft (these measurements recorded by stepping the area and are provided simply for general guidance)

Home Report is available on request.

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

The house is presently served by a community heating system. The house will be disconnected from the community heating system at point of sale. The new owner will be required to fit an independent heating system.

Council Tax:

Band B

Energy Efficiency Rating:

G (17)

To view contact



Tel: 01465 713498

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.



View front



Back Garden

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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