



THOMAS MURRAY  
PROPERTY



Fourways  
77b Main Street  
Ballantrae  
KA26 0NA





View from property





View from property





Living Room



Dining Room





Kitchen





Sitting Room



Living Room



Dining Room

## Fourways, 77b Main Street, Ballantrae

A wonderful detached house enjoying a south facing position and with outlook across the village toward the sea and the hills at Glenapp

This 4/5 bedroom house stands on a lovely plot which is fashioned to provide a wide granite gravelled area making for ample parking and a large gravelled garden at the rear of the house which backs on to farmland

The house is spacious, light and airy and is good decorative order throughout. Windows are double glazed and central heating is by oil

The reverse accommodation layout comprises

Entrance/Sun Porch

Hall

Fabulous Living Room with wide picture window to enjoy the view

Dining Room

Kitchen

Bedroom 1 with En Suite wc and whb

Bedroom 2

Bedroom 3

Bathroom

Downstairs to

Sitting Room

Bedroom 4

Bedroom 5/Office

Bathroom

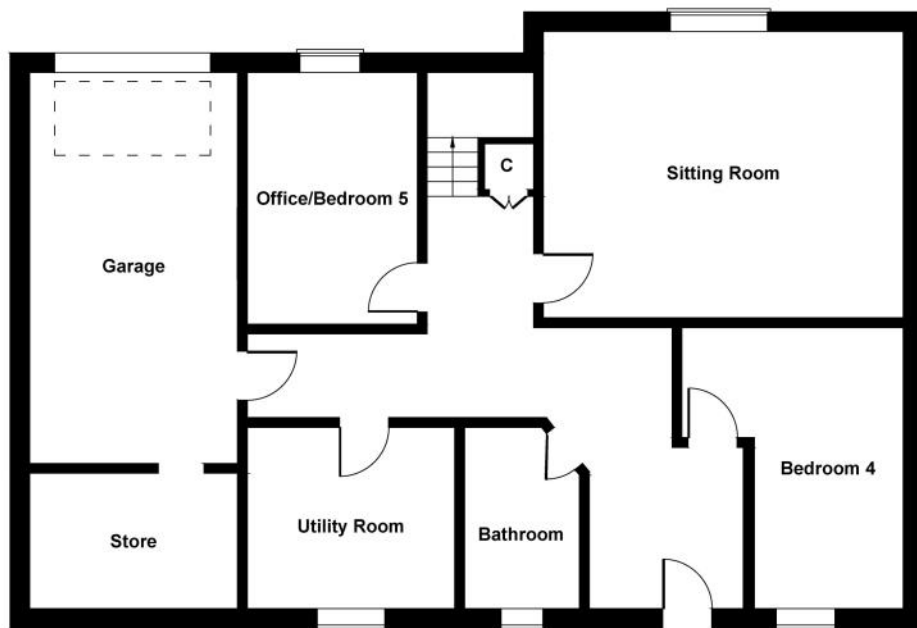
Utility Room

Integral Garage and Store with light and power

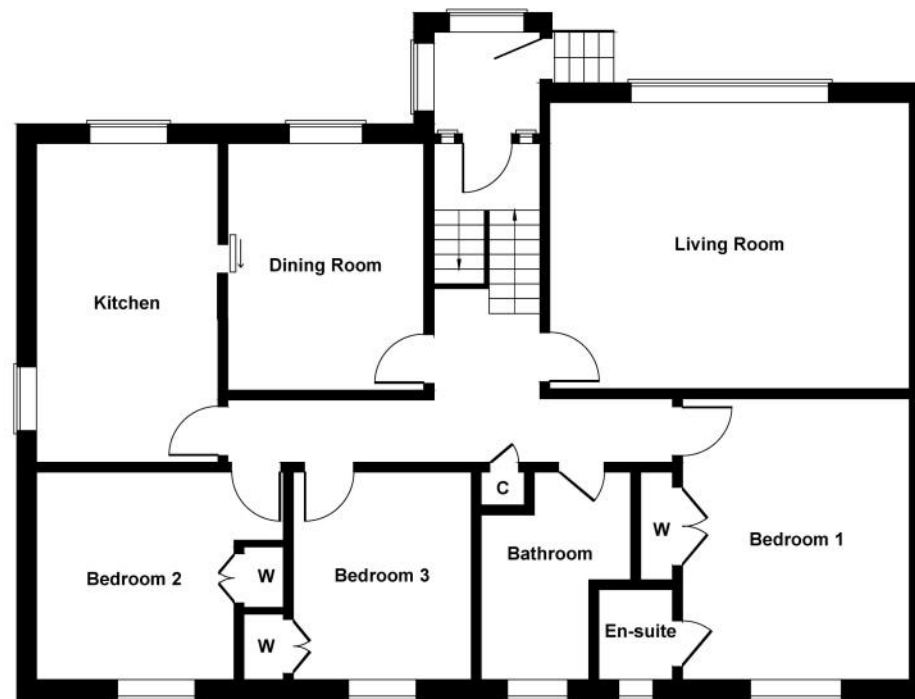
The house is situated off Main Street and is tucked away behind neighbouring houses

A special property, being sold by the owners of 27 years and which must be viewed to be fully appreciated.





**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Living Room	14'7" x 18'4"
Dining Room	12'7" x 10'
Kitchen	16'3" x 9'3"
Sitting Room	13'5" x 18'3"
Bedroom 1	14'4" x 11'7"
En Suite	4'6" x 4'7"
Bedroom 2	10'7" x 10'3" & 3'6" x 2'6"

Bedroom 3	10'7" x 9'1"
Bedroom 4	13'5" x 7'9" & 5'6" x 4'9"
Bedroom 5 / Office	12'10" x 8'3"
Downstairs Bathroom	9'3" x 5'10" at widest
Bathroom	10'7" x 5'7"
Utility Room	9'3" x 10'7"
Garage	19'11" x 10'3"





Entrance/Sun Porch



Entrance/Sun Porch



Hall



Hall





Kitchen



Dining Room



Living Room



Living Room





Bedroom 1





Bedroom 2



Bedroom 3





Bedroom 1



En Suite



Bedroom 2



Bedroom 3



Bathroom





Bathroom



Stairwell



Ground Floor Hall



Ground Floor Hall



Sitting Room



Sitting Room



Utility Room



Office / Bedroom 5





Bedroom 4



Bathroom



Bathroom



Utility Room



Ground Floor Hall









Front



Rear Elevation and Garden

### Location & Directions

The house is situated at the south end of Ballantrae's main street and is accessed by way of drive which is shared with 4 other proprietors. The village is on the Ayrshire coast and has a primary school, doctors surgery & dispensary, village shop & post office, filling station with workshop, pub, bowling green and small harbour. South west Ayrshire is renowned for its scenery and this delightful locality affords easy access to many of the attractions within the district which include: a variety of attractive hill and coastal walks and cycle trails; the National Trusts Culzean Castle and Country Park; Galloway Forest Park; excellent Golf Courses at Girvan, Turnberry; Stranraer and Portpatrick. There are of course the usual field sports and rivers for fishing the most notable of which in the district is the River Stinchar which flows by on the edge Ballantrae.

Girvan has a stunning beach, nursery, primary and secondary schooling; the Quay Zone which is a recently opened leisure facility comprising swimming pool, fully equipped gym and soft play centre; community hospital; independent and multiple retailers; ASDA supermarket; harbour; railway station with connections to Ayr and Glasgow.

Travelling south from Ayr on A77 continue ahead, passing through Girvan. On entering Ballantrae proceed ahead on Main Street through the centre of the village. On the left hand side there is a large house with turret on left hand side, just to side make a sharp left turn onto the road which leads up to Fourways. The house is in the right hand corner.

Girvan 12.3 miles | Ayr 33 miles | Glasgow 69.5 miles

### General

Home Report available on request

### Council Tax

Band F

### Energy Efficiency Rating

D 64

### To view contact



Tel: 01465 713498

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**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.





Steps to Entrance Porch



Back Garden



Summer House



Patio area at front



### 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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