



THOMAS MURRAY
PROPERTY



Glencraig
Ballantrae
KA26 0PA



Garden



View from Garden



View from Garden



Living Room



Kitchen

Glencraig, Ballantrae

In a lovely rural setting this is a detached 2 bedroom bungalow standing in a good size garden from where the house enjoys a superb west facing view toward the sea

The house is about a 15 minute walk to the village and a 15 minute walk to a pathway leading down onto the beach

The house provides accommodation arranged all on the level comprising

Entrance Vestibule

Hall

Living Room with wood burning stove

Dining Area

Kitchen

Rear Porch

Bedroom 1 with built in wardrobe

Bedroom 2 with two built in wardrobes

Bathroom with electric shower over bath

There is a substantial, part floored loft with development possibilities.

Heating is by way of electric storage and convector heaters. Double glazed

There is a timber summer house

The front garden is mainly in grass and is south/west facing. There is a drive to the front

The back garden comprises steps up to a paved area and beyond a grass bank. There is further space for parking. At the top of the garden there is a fantastic view over neighbouring houses toward the sea

The house is located in the small settlement known as Garleffin and although surrounded by farmland is easily accessible from the A77

The house requires some general improvement but the house is in good heart and has great possibilities.

Lovely spot comprising rural and coastal surroundings

Ballantrae 0.6 miles | Girvan 13 miles | Ayr 34 miles | Glasgow 68.5 miles

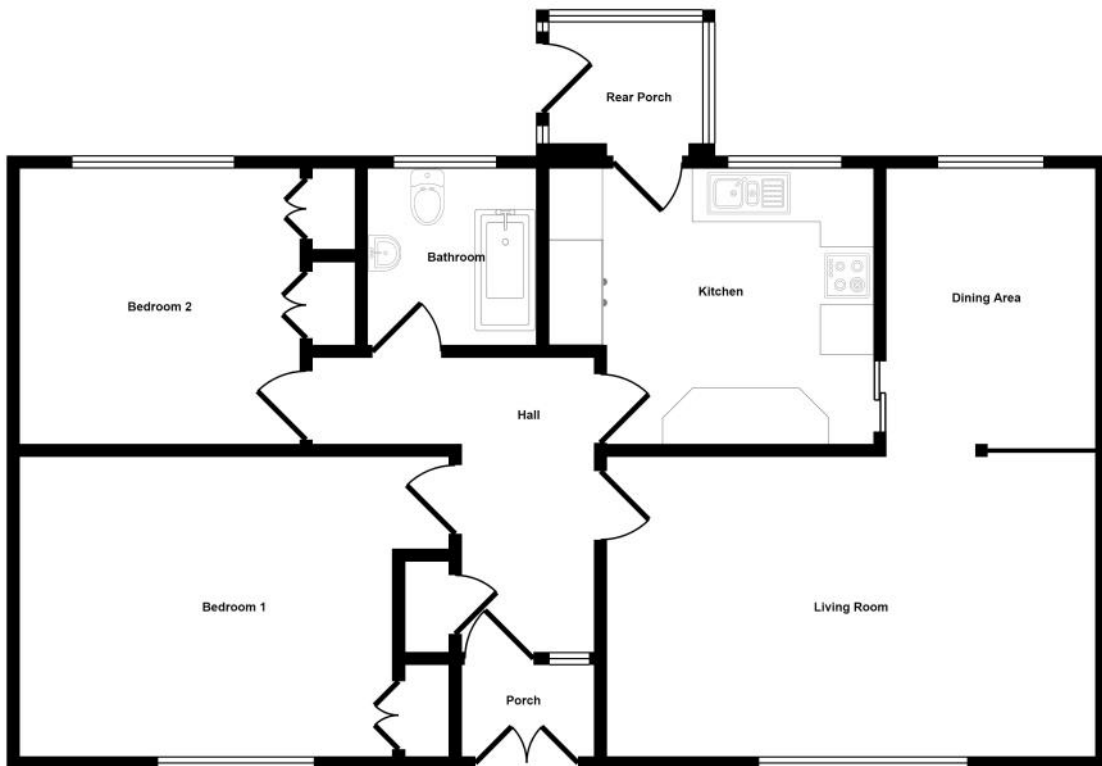


Living Room



Dining Area

Approx Gross Internal Area
85 sq m / 911 sq ft



Hall



Hall

Living Room	11'3" x 18' 3"
Dining Area	10'11" x 7'11"
Kitchen	10'3" x 9'11"
Bedroom 1	11'4" x 13'11" and 3'5" x 2'
Bedroom 2	10'4" x 10'6"
Bathroom	6'7" x 6'3"
Rear Porch	4'6" x 5'8"
Summer House	12'2" x 12'2"



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Kitchen



Bathroom



Kitchen



Dining Area



Bathroom



Part Floored Loft



Front Elevation



Rear Elevation



Summer House



Summer House Interior



Summer House Interi-



Back Garden



North Side



View from Top of Garden

Location and Directions

Ballantrae 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 straight ahead through the village. Leave the village and cross over the bridge and continue to filter lane to make right turn to unclassified road. Continue ahead, white cottages on left hand side, turn right here onto unmade road. Glenraig is at the top of the no through road. There is a house name sign on the telephone pole at the entrance to this road.

General Comments

Home report available upon request. Drainage is to septic tank. Mains water and electricity. Access to the property is by way of an unmade road. We understand that access over this road is on a shared basis.

Any development of the roof space is subject to obtaining the appropriate local authority consent(s)

Council Tax

C

Energy Efficiency Rating

F(34)

To view contact



Tel: 01465 713498

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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