



THOMAS MURRAY
PROPERTY



Auchairne Lodge

Ballantrae

KA26 0NX



North West Elevation



Garden



Living Room



Dining Kitchen



Dining Kitchen



Living Room



North West Elevation



East Elevation

Auchairne Lodge, Ballantrae

In a wonderful woodland setting this is a lovely detached, 5 bedroom house standing in a large garden comprising lawn and woodland and extending to about 0.9 acre

The house has its origins as a gate lodge dating from circa 1850s and in more recent times the present owners have substantially extended the property to the house as we see it now

The house is tucked away in a sheltered setting just off a quiet country lane and from the front of the house there is a view toward Auchairne Brig and the burn and waterfall flowing below

The spacious interior comprises

Living Room with French door to timber deck

Large Dining Kitchen

5 Bedrooms

Bathroom

Shower Room

Storage Area

Double glazed. Heating is by way of air source heat pump and there are PV panels for the production of electricity

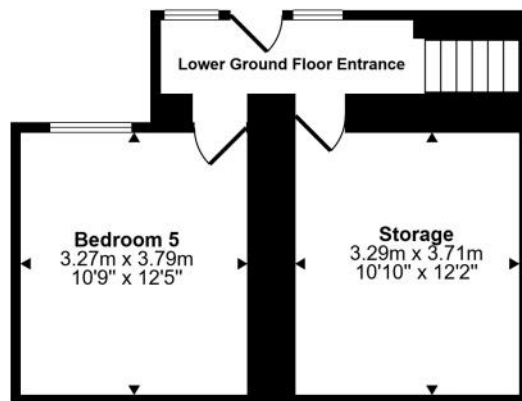
Although delightfully rural the house is only 1.8 miles from Ballantrae village. The Ayrshire coast and many attractive walks are readily accessible

Viewing is highly recommended

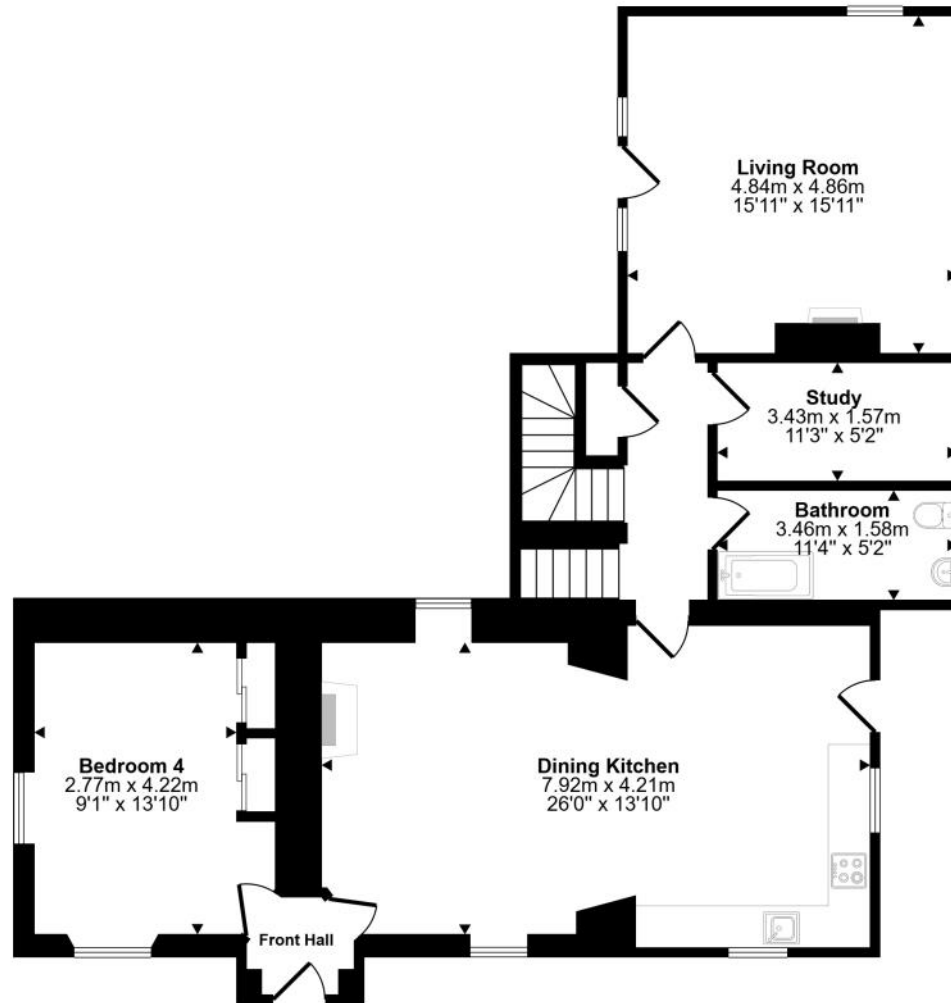
Girvan 14.9 miles | Ayr 35.6 miles | Prestwick Airport 42.2miles | Glasgow 70.6 miles

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

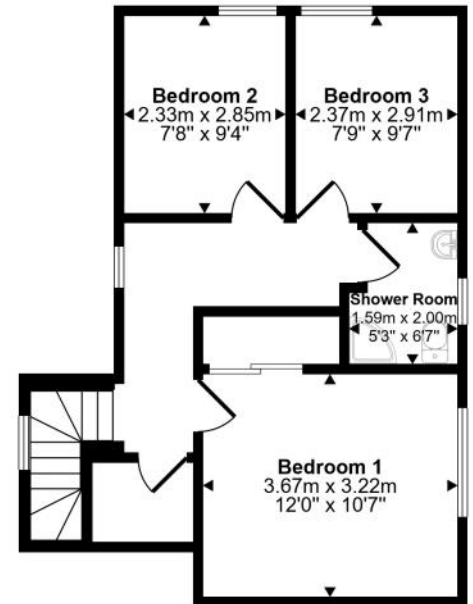
Approx Gross Internal Area
181 sq m / 1946 sq ft



Lower Ground Floor
Approx 36 sq m / 383 sq ft



Ground Floor
Approx 102 sq m / 1101 sq ft



First Floor
Approx 43 sq m / 462 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.



Auchairne Lodge | delineated in red. The area extends to about 0.9 acre (0.38ha)

This plan is not the Title Plan and is provided for reference only.



Dining Kitchen



Dining Kitchen



Living Room



Living Room







Bedroom 4



Bedroom 4



Bedroom 4



Study



Bathroom



Bathroom



Stairwell



Upstairs Hall



Shower Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Upstairs Hall



Lower Ground Floor Hall



Bedroom 5



Bedroom 5



Storage



Garden



Garden and woodland



Front Elevation—south



Garden

Location and Directions

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

Travelling south from Ayr take A77, proceed to Girvan. From Girvan continue south on A77 to the village of Ballantrae. Continue through the village across bridge and after bridge take second left onto unclassified narrow road. The house is situated further along on the left hand side

General Comments

Home report available upon request

Private water supply. Drainage to septic tank.

The Lodge has a right of access over the drive which forms access to Auchairne House

Council Tax Band

Band C

Energy Efficiency Rating

D 65

To view contact



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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.



General Surroundings | view to waterfall from front from front of burn

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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