



THOMAS MURRAY
PROPERTY

Rosebank

Héronsford

Ballantrae

KA26 0LL



Front



Living Room



Dining Kitchen



Living Room



Dining Kitchen

Rosebank, Heronsford, Nr Ballantrae

Semi detached, 2 bedroom house in a lovely sheltered, wooded setting in the beautiful surroundings of the Tig Valley located about 3 miles from the village of Ballantrae

The house does require improvement but it has great potential

The interior is arranged all on the level comprising

Hall

Spacious Living Room

Dining Kitchen

Bedroom 1

Bedroom 2

Bathroom

Older, double glazing. Oil central heating

The garden, which is overgrown extends to the front of the house

The house is part of another 3 houses

Although delightfully rural the house is only about 7 minuets drive by car from Ballantrae.

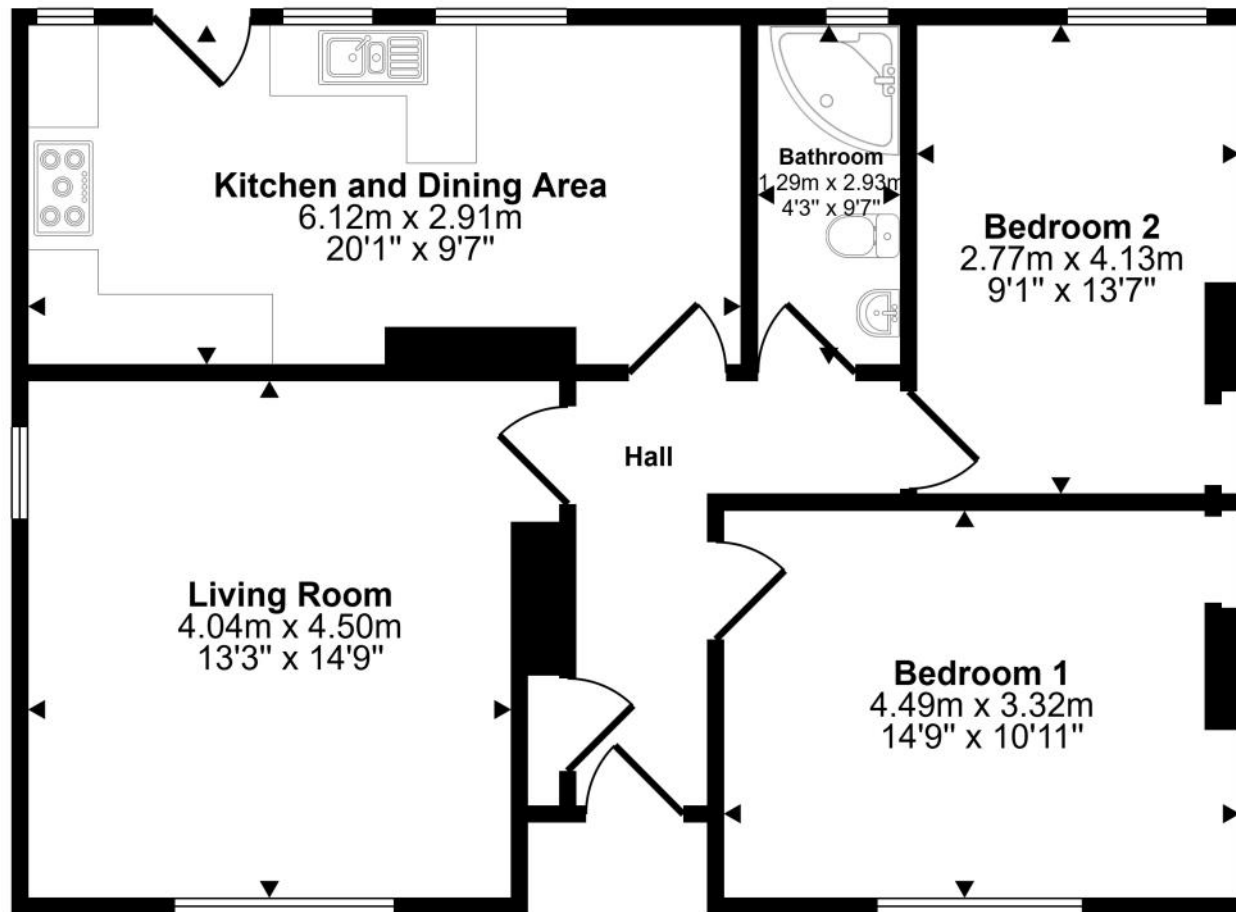
The Ayrshire coast and many attractive walks are readily accessible

To appreciate the attractive setting and the possibilities the house has viewing is advised

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 15.7 miles | Ayr 36.1 miles | Glasgow 70.8 miles

Approx Gross Internal Area
77 sq m / 829 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.



Living Room



Dining Kitchen



Living Room



Dining Kitchen



Hall



Hall



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Bathroom



Back



Overgrown Garden

Directions

Travelling from Girvan proceed south on A77 to the village of Ballantrae. Continue through the village and after crossing bridge across the River Stinchar turn first left, unclassified road. Continue on this road to T junction, turn left, signpost Colmonell. Continue down into the glen and pass the entrance to Laggan House Country Park and a short distance along down on the right is the house. the entrance into the 4 houses a sharp right turn.

General Comments

The area of ground around the back of the 4 houses we understand is shared in common.

Drainage is to septic tank which we are advised serves 6 properties

Electricity and water are from mains grid

Home report available upon request.

Council Tax Band

C

Energy Efficiency Rating

E (39)

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.

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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