



Sa Shore Road | Ballantrae

Bruach Property are delighted to bring to the market this lovely detached bungalow situated a short stroll from the sea front of Ballantrae. Number 5a Shore Road is a spacious two bedroom property located in the quiet area of Ballantrae within walking distance to the sea front and local amenities. The property is presented in walk-in condition and offers all on the level accommodation, suited to both the family and retiral markets. Viewing is highly recommended.



In more detail, the property comprises of a T shaped hallway with three large storage cupboards. The spacious south facing lounge can be found to the front of the property offering views across the front garden. The lounge area further benefits from having a log burning stove. To the rear of the property you will find a large modern kitchen/diner offering views over the rear garden. The modern kitchen in more detail consists of an array of wall and floor mounted units, stainless-steel sink, integrated dishwasher, electric hob, fan oven, microwave and space for white goods. The kitchen/diner area further benefits from having ample space for a large dining table and benefits from patio doors that lead out to a raised decking area.

The sleeping accommodation consists of two double bedrooms. Bedroom one is the largest of the two rooms and can be found to rear of the property. Bedroom one benefits from having a large built in wardrobe and separate storage cupboard. Bedroom two is located to the front of the property with built in wardrobe and window overlooking the front garden.

Completing the accommodation, you will find a tiled modern bathroom, complete with bath, over bath electric shower, wc and wash hand basin with vanity unit.

The property further benefits from having double glazing, log burning stove and electric heating.

Externally, you will find a chipped driveway to the front of the property that provides parking for several vehicles. The garden to the front is laid to grass lawn and mature shrubs. The enclosed garden to the rear is laid to a grass lawn, mature shrub borders and vegetable plots. The garden further benefits from having a green house, timber out building with decking area, and timber log stores. Completing the garden space is a raised timber decking area adjacent to the kitchen/dinner providing additional external seating area to entertain guests in the summer months.



Below: Kitchen



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3060

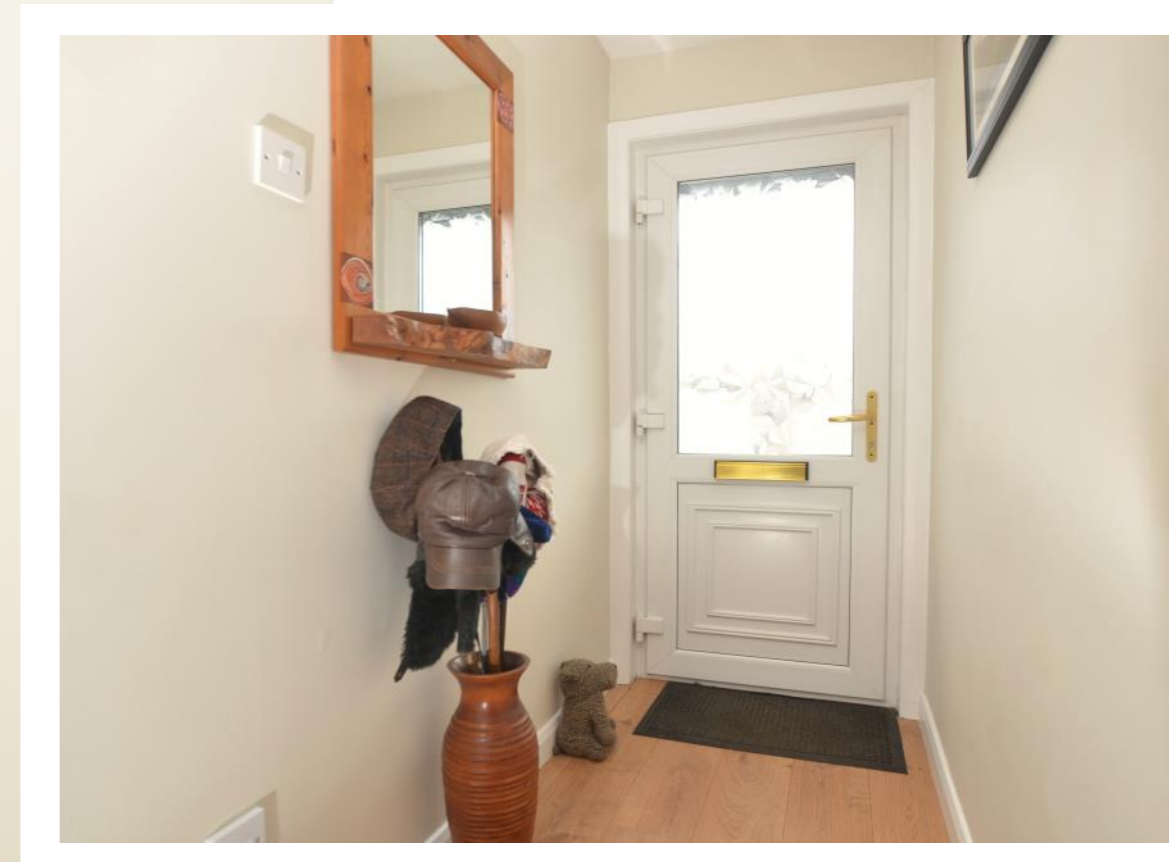
Below: Kitchen/Diner



Below: Kitchen/Diner



Below: Entrance Hallway



Below: Bedroom One



Below: Bedroom Two



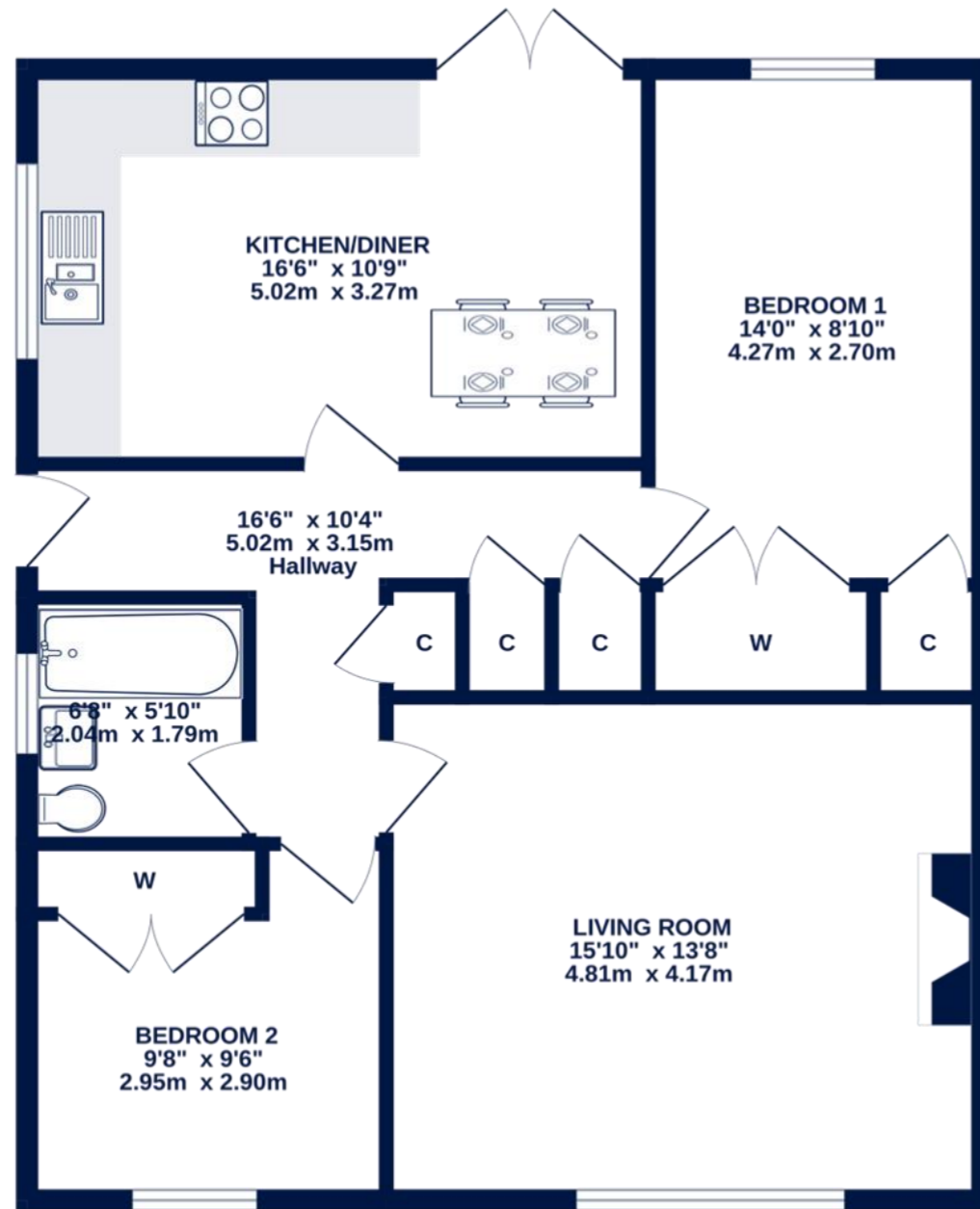
Below: Bathroom



Below: Rear Garden



ACCOMMODATION LAYOUT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Below: Rear Garden



Below: Front Garden



GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. Heating is by gas central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER: E(49)

Council Tax:

The property is band C and the amount of council tax payable for 2023/2024 is £1,738.18 .
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd , 31 Dalrymple Street, Girvan,KA26 9EU
Tel:01465 715065 or Email girvan@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

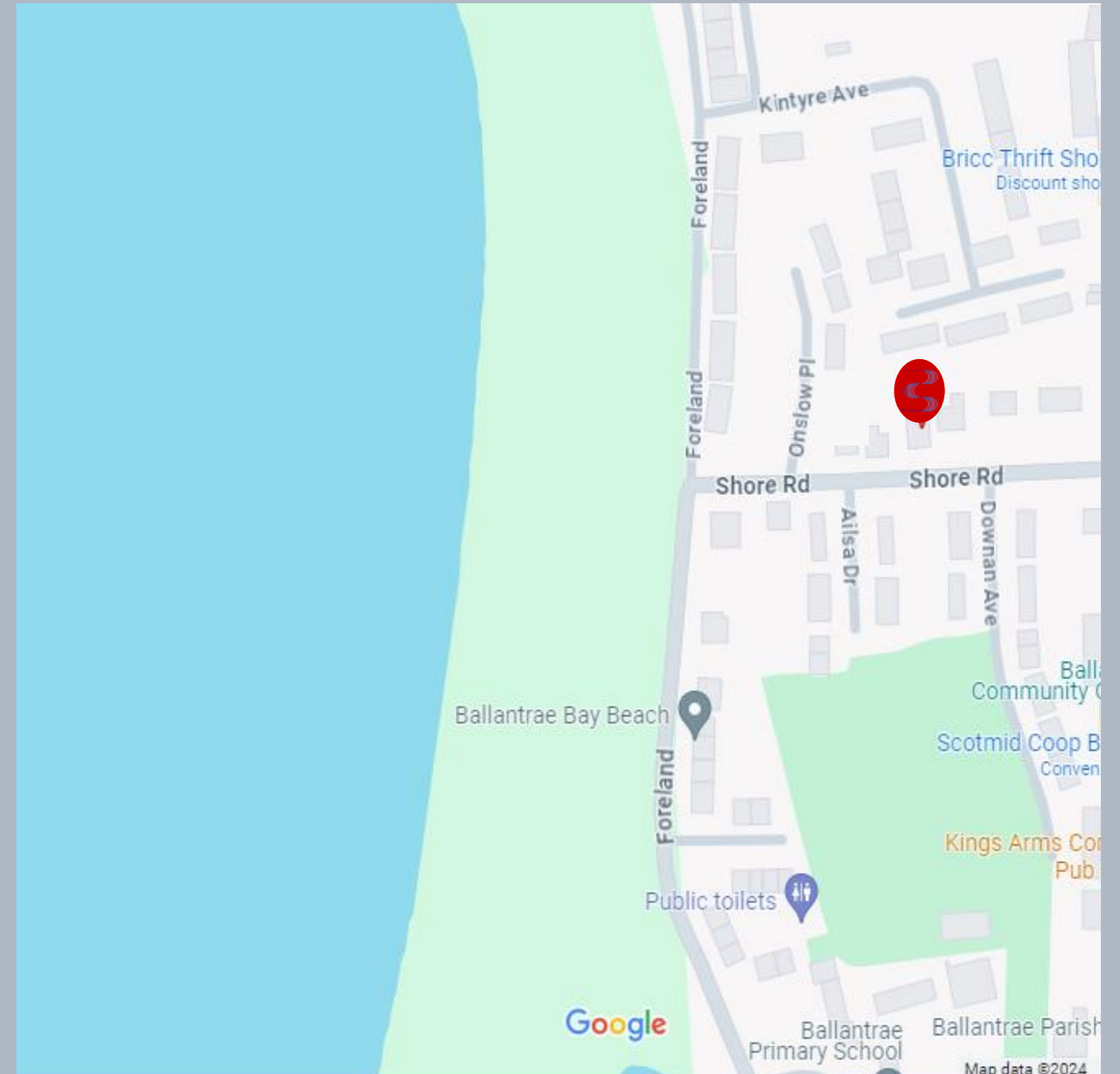
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn. Photographs and particulars were taken in February 2024.