



Redburn Cottage, Ballantrae

Located just two miles from the charming coastal village of Ballantrae, Redburn Cottage is a delightful semi-detached property that beckons prospective buyers with the promise of a captivating seaside lifestyle. This lovely two-bedroom home, with its spacious accommodation spread across two floors, offers the rare opportunity to embrace the sights and sounds of the sea directly from one's own doorstep. Just a mere few hundred yards from the sandy shoreline, Redburn Cottage places the beauty of the great outdoors within effortless reach, allowing residents to bask in the stunning coastal views and explore the nearby village of Ballantrae with ease. This charming property presents a truly remarkable chance for those seeking to immerse themselves in the tranquil rhythms of seaside living, complete with the convenience of direct access to the beach. Viewing this exceptional home is highly recommended, as it offers a rare chance to make one's dream of a coastal retreat a reality.

As you step through the entryway of this captivating property, you're immediately greeted by a spacious, inviting hallway which provides access to the ground floor apartments and a staircase leading to the first-floor sleeping accommodation. To the right of this central thoroughfare, you'll discover a generously proportioned front facing lounge, its neutral colour palette and varied furniture arrangements creating a warm, welcoming ambiance perfect for relaxation or entertaining. Directly opposite this living room, the eye is drawn to a charming breakfast room with a striking multi-fuel stove as its centrepiece, emanating a cosy, rustic allure. From this intimate dining space, a doorway leads through to the property's well-appointed kitchen, which boasts an abundance of streamlined, floor and ceiling units, sleek countertops, and integrated appliances including a stainless-steel sink, electric hob, extractor fan, oven, dish washer and fridge freezer. An opening provides a seamlessly transitions into the conservatory, where the windows flood the space with natural light and offer breathtaking views of the garden grounds and beyond. Double doors in the conservatory provide easy access to this verdant oasis, allowing you to effortlessly step out and immerse yourself in the serene outdoor setting. Continuing through the home, you'll find an inner hallway with generous storage options, leading to a charming garden room overlooking the rear garden and a fully-equipped family bathroom complete with a corner bath, toilet, and sink.

Ascending the stairs to the first floor, you'll discover two spacious double bedrooms, each boasting their own distinct character. Bedroom one revels in a dual-aspect layout, framing captivating coastal and countryside vistas, while bedroom two truly shines with its triple-aspect windows, affording spectacular sea views to the rear and picturesque rural landscapes to the front. A storage cupboard in the second bedroom houses the property's efficient LPG central heating system, ensuring year-round comfort.

The property further benefits from LPG gas central heating and double glazing.



Below: Living Room / Dining Area



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: troon@bruachproperty.com
Ref No. : BRU3099

Below: Living Room / Dining Area



Below: Kitchen



Below: Master Bedroom and view



Below: Master Bedroom and view



Below: En-suite



Below: Rear Garden

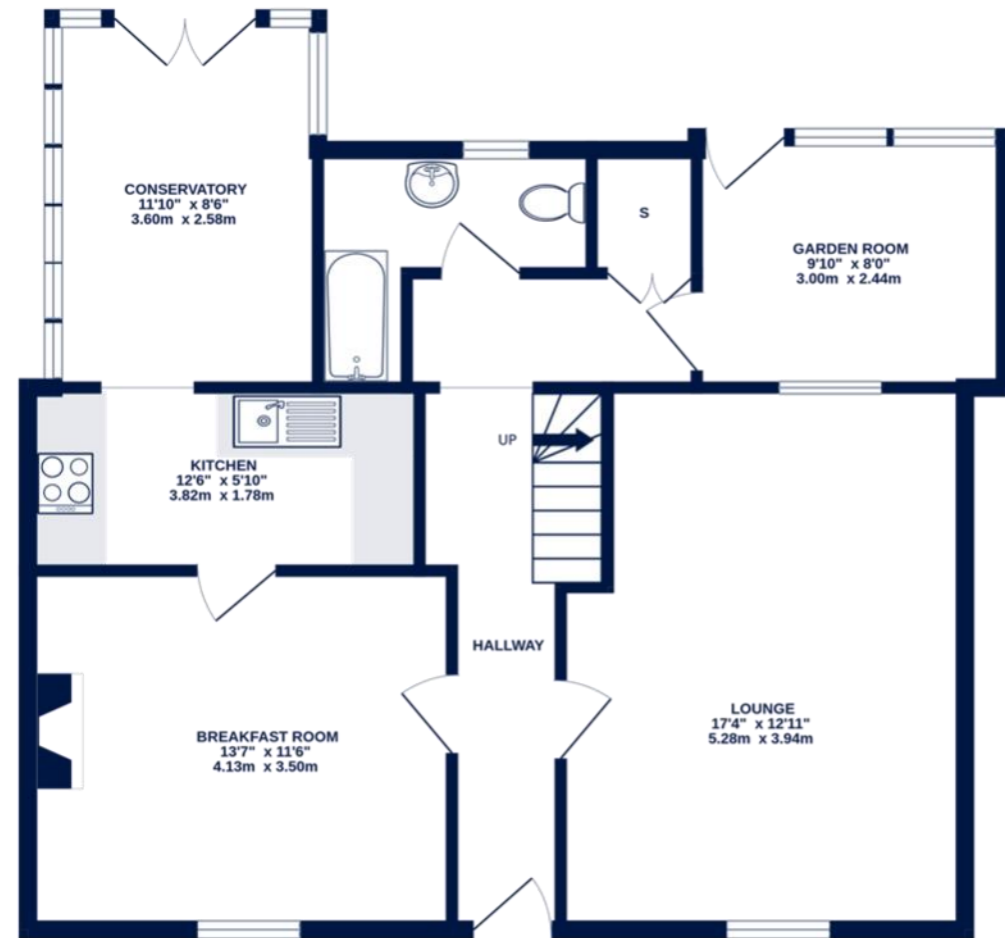


Stepping outside, the home's exterior delights with ample off-street parking to the front and side, as well as a beautifully landscaped rear garden. This verdant oasis, meticulously maintained with lush lawn, mature shrubs, and decorative stone chippings, offers multiple seating areas perfect for soaking up the summer sun. A side gate in the garden leads to a serene grass path, ultimately delivering you to the nearby beach, the ideal spot for leisurely strolls or water sports enthusiasts to enjoy the rolling surf during the winter months. Externally to the front and side you will find off street parking for several vehicles which is accessed through a private gate.

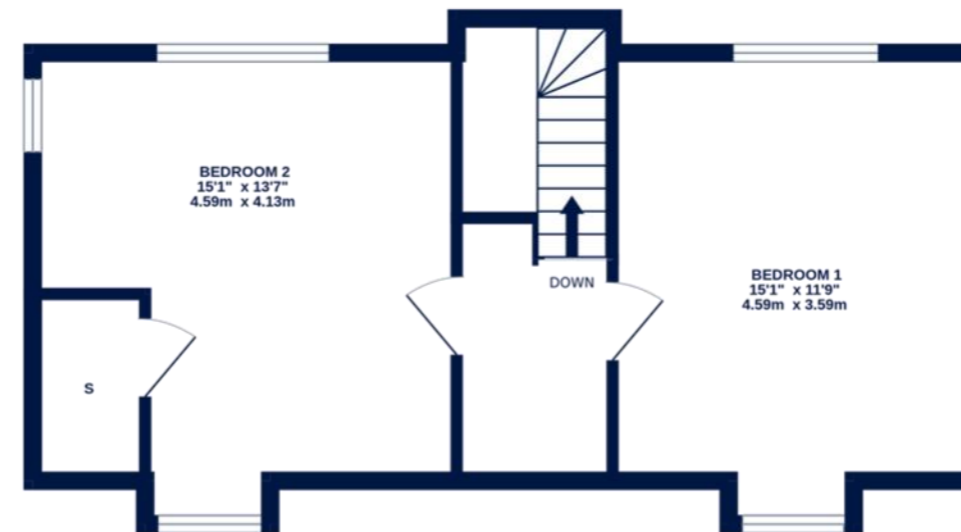
Below: Rear Garden



GROUND FLOOR



1ST FLOOR



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: Front Garden and Driveway





GENERAL REMARKS

Services:

The property has mains water and electricity. Heating is by LPG central heating. The property windows are double glazed.

EER Rating:

EER: E(54)

Council Tax:

The property is band C and the amount of council tax payable for 2024/2025 is £1,777.38.
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd , 1 Templehill, Troon, KA10 6BE
Tel:01292 690940 or Email troon@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.

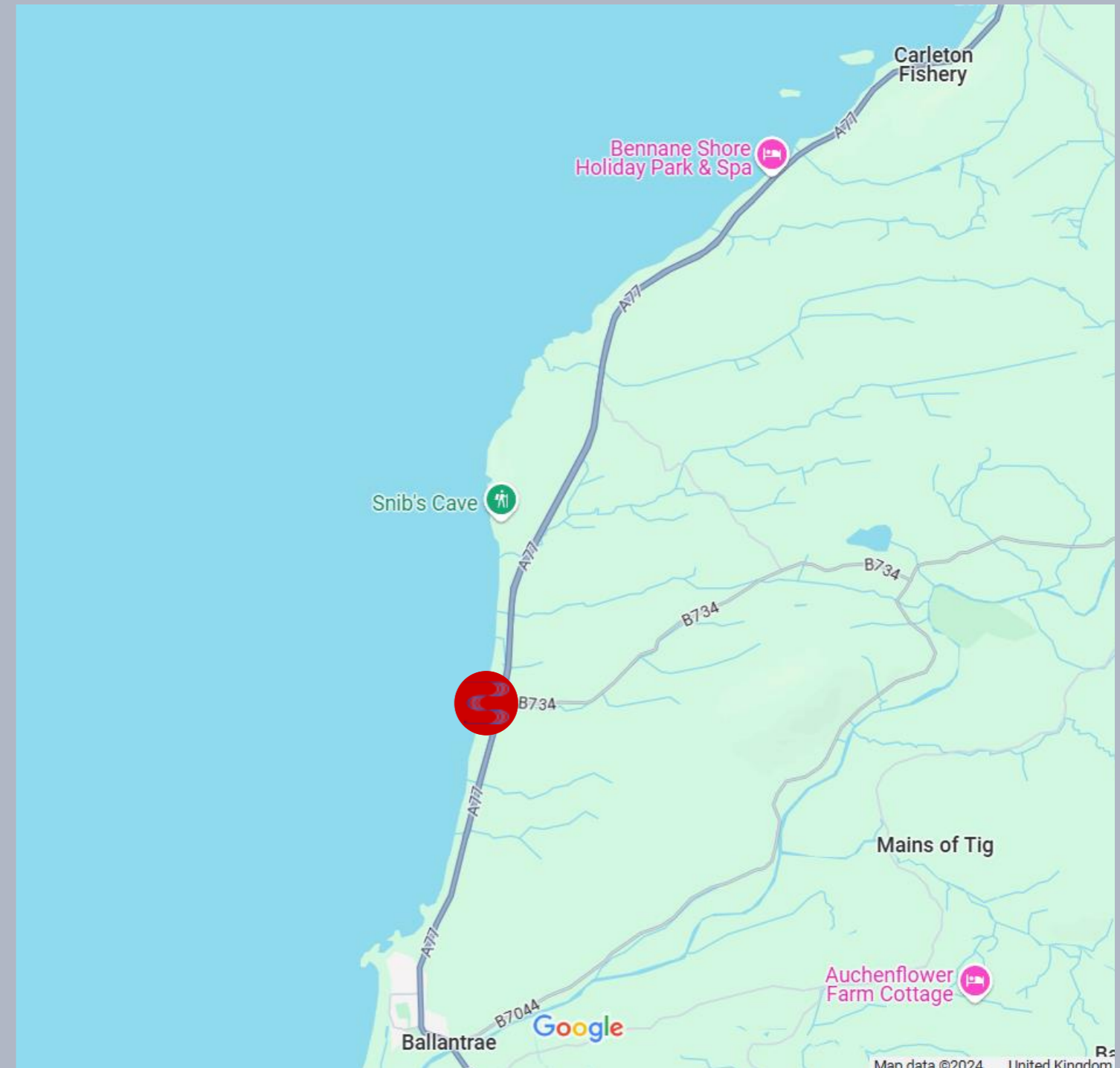
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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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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.

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