



## 57 Main Street, Ballantrae

57 Main Street, Ballantrae is a truly captivating property that is sure to delight prospective buyers. This spacious three-bedroom mid-terrace home with stone front and slate roof, giving it a charming and timeless aesthetic that perfectly complements its setting within the desirable coastal village of Ballantrae. Step inside and you'll be greeted by a flexible, thoughtfully designed layout that spans two generous levels, offering an abundance of room to accommodate a variety of living arrangements and lifestyle needs. This is a rare chance to secure a property that seamlessly blends spacious comfort, architectural character, and unbeatable coastal access, making it an absolute must-see for anyone seeking their ideal home in this sought-after locale. Prospective buyers are highly encouraged to schedule a viewing to fully appreciate all that 57 Main Street, Ballantrae has to offer.



The accommodation of this property is both spacious and well-appointed, providing ample room and modern amenities for comfortable living. As you step inside, you're greeted by a welcoming hallway with a staircase leading up to the first floor, as well as a door that opens to a rear hall. At the front of the home, you'll find a bright and airy living room featuring an eye-catching fireplace as the focal point, creating a cozy and inviting atmosphere. Adjacent to the living room is a generously-sized dining room that offers flexible furniture arrangements to suit your needs, whether you desire an intimate setting or the ability to host larger gatherings. From the dining room, you can easily access the home's modern kitchen, which is outfitted with an abundance of floor wall-mounted units, complementary countertops, a sink, fan oven and grill, ceramic hob, and ample space for all your appliances. A rear hallway provides access to a convenient utility area and a separate WC, while also leading out to the mature, enclosed garden at the back of the property.

Sleeping accommodation consist of three spacious double bedrooms. The ground floor bedroom overlooks the rear garden and could also be used as second reception room. Taking the stairs to the first floor, you'll find a generous landing that provides access to the two additional sea bedrooms, both of which are ample in size and feature front-facing windows with partial sea views. These bedrooms also benefit from built-in storage cupboards, maximizing the available space. Completing the accommodation is a well-appointed bathroom, featuring a WC, sink, bathtub, and overhead shower, as well as a handy storage cupboard.

Throughout the home, the property is equipped with the modern comforts of double glazing and oil-fired central heating, ensuring a cozy living experience. Stepping outside, the rear garden is laid to path paths and lawns. The garden also features a stone-built outbuilding, offering the potential for conversion, subject to the appropriate consents, further expanding the versatility of this impressive property.



Below: Entrance Hallway



Below: Living Room



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01465 715 065  
or  
Email: [girvan@bruachproperty.com](mailto:girvan@bruachproperty.com)  
Ref No. : BRU3104

Below: Dining Room



Below: Kitchen



Below: First Floor Landing Right : Stairs



Below: Bedroom Two





Below: Bedroom Three



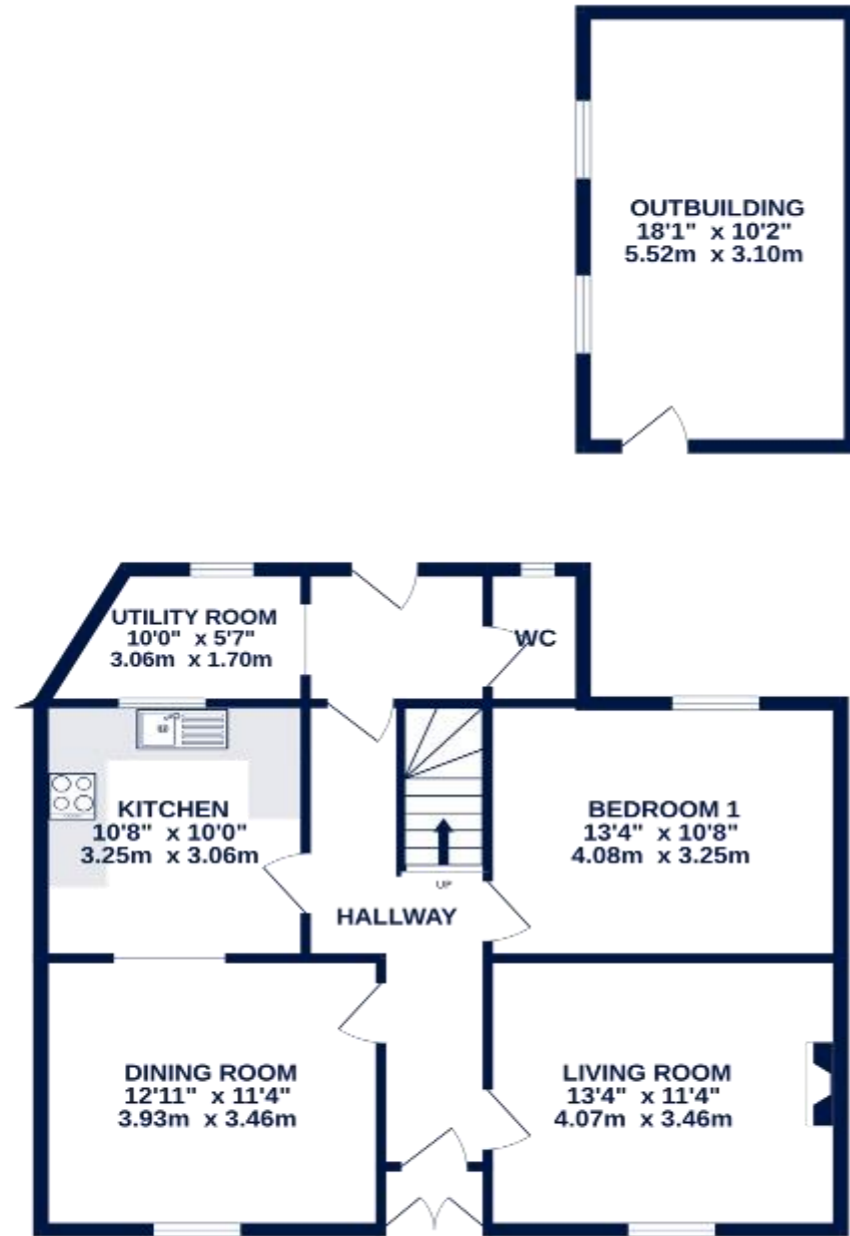
Below: Shower Room



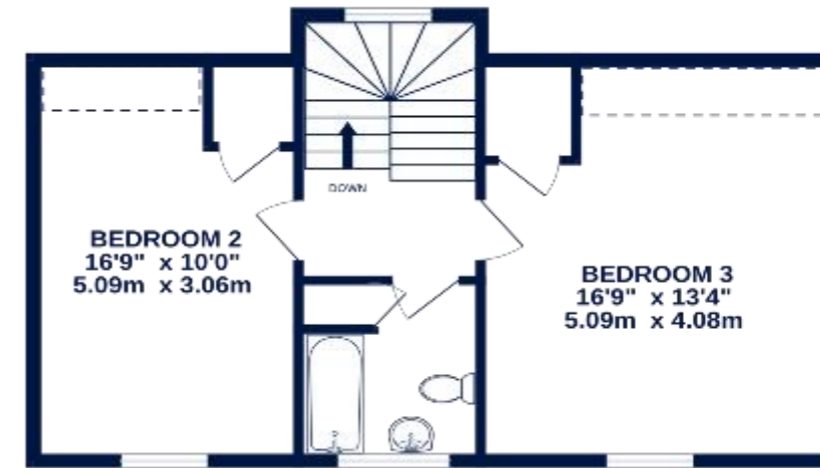
Below: Rear Garden



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.



## GENERAL REMARKS

### Services:

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

### EER Rating:

EER:

### Council Tax:

The property is band D and the amount of council tax payable for 2024/2025 is £1,999.55  
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](mailto: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.

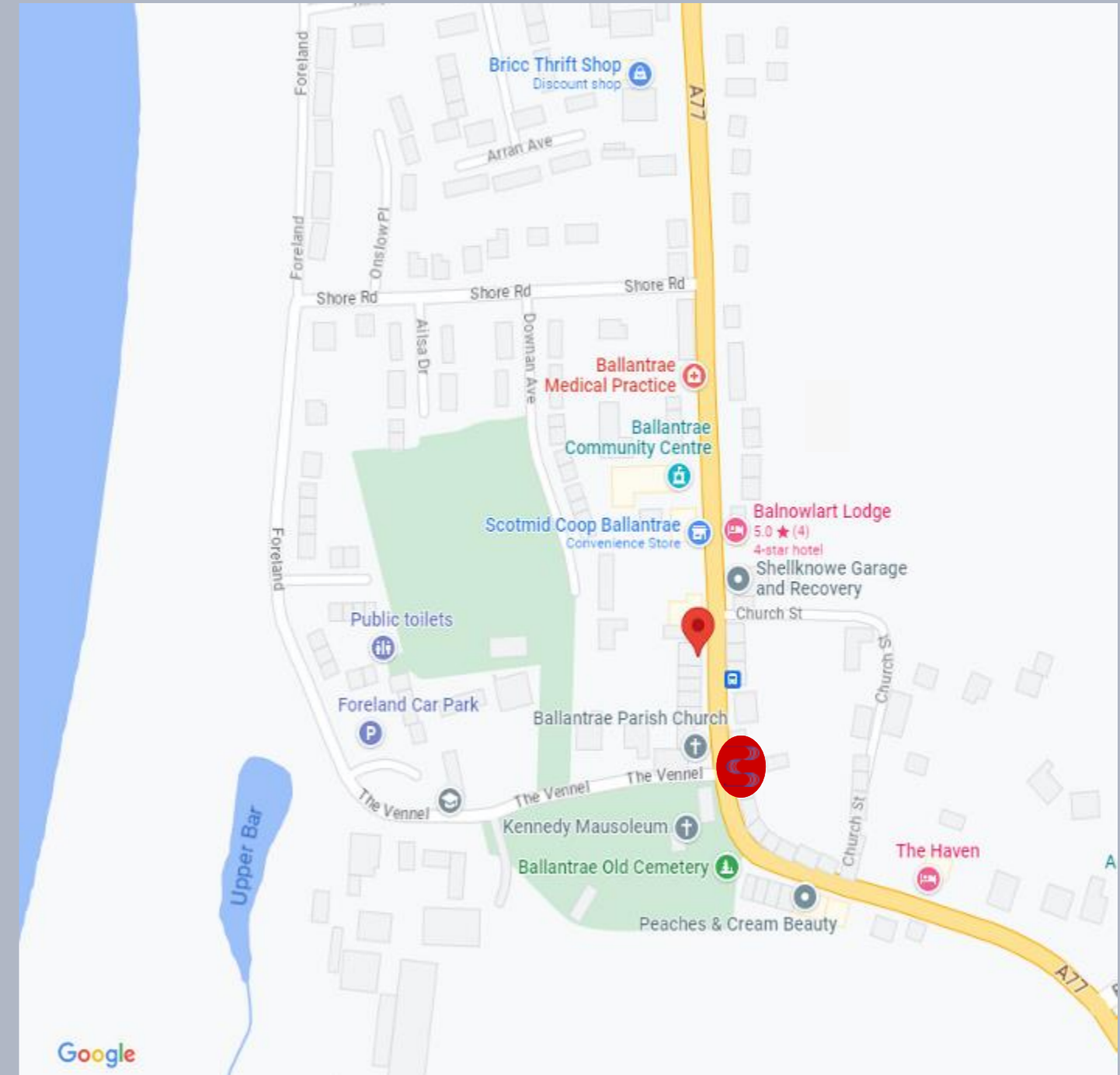
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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.







# BRUACH

PROPERTY

## I'm interested!

To find out more about the property in the schedule or to arrange a viewing email [info@bruachproperty.com](mailto: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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### GIRVAN

31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU

E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01456 715 065 | F: 01465 238002

### TROON

1 Templehill | Troon | South Ayrshire | KA10 6BQ

E: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
T: 01292 690940 | F: 01292 737 570

#### 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 are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in September 2024 November 2023.