



19 Main Street, Ballantrae

We are delighted to present 19 Main Street, Ballantrae, a charming three-bedroom semi-detached bungalow ideally positioned in the heart of the village. Offering all-on-the-level accommodation, this property delivers a flexible, thoughtfully designed layout with generous room proportions to suit a wide range of lifestyle needs. There is also excellent potential to extend, subject to the appropriate consents. Step inside and you'll discover a bright, welcoming interior that flows seamlessly throughout, providing an inviting canvas for personalisation and modernisation. Properties of this style and setting are seldom available, particularly in such a desirable location with outstanding coastal access, making this a must see opportunity for anyone seeking their ideal home in this sought after village. Early viewing is highly recommended to fully appreciate everything that 19 Main Street, Ballantrae has to offer.



Discover this charming all on the level home, perfectly positioned in the heart of Ballantrae and offering generous living space, bright interiors, and outstanding potential for further development (subject to the appropriate consents).

Upon entering, you are welcomed by a spacious entrance vestibule leading into a long hallway that provides access to all apartments. To the left, the impressive dual-aspect living room enjoys abundant natural light and open views to both the front and the rear garden, an ideal space for relaxing or entertaining.

The modern rear kitchen is well appointed with contemporary wall and floor units, matching worktops, a ceramic hob with extractor fan, and ample space for white goods, creating a practical and stylish cooking environment.

The property offers three well proportioned bedrooms: two to the front, both enjoying pleasant garden outlooks, and a third to the rear. A convenient wet room, complete with WC, sink, and shower, completes the accommodation.

Further benefits include efficient gas central heating and double glazing.

The exterior of the property is equally appealing. The fully enclosed front garden features decorative stone chips, a paved pathway, and mature shrub borders. To the side, a substantial monoblock driveway provides excellent off-street parking for several vehicles and leads to a timber garage. The large rear garden is a standout feature, laid mainly to lawn with a paved patio, mature trees, and attractive shrub borders, all backing onto picturesque countryside views.

This is a fantastic opportunity to acquire a spacious and versatile home in a sought-after village location, with exciting scope to extend, modernise, and enhance to your own tastes. Early viewing is highly recommended.



Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3165

Below: Kitchen



Below: Dining Room / Bedroom One



Below: Bedroom Two



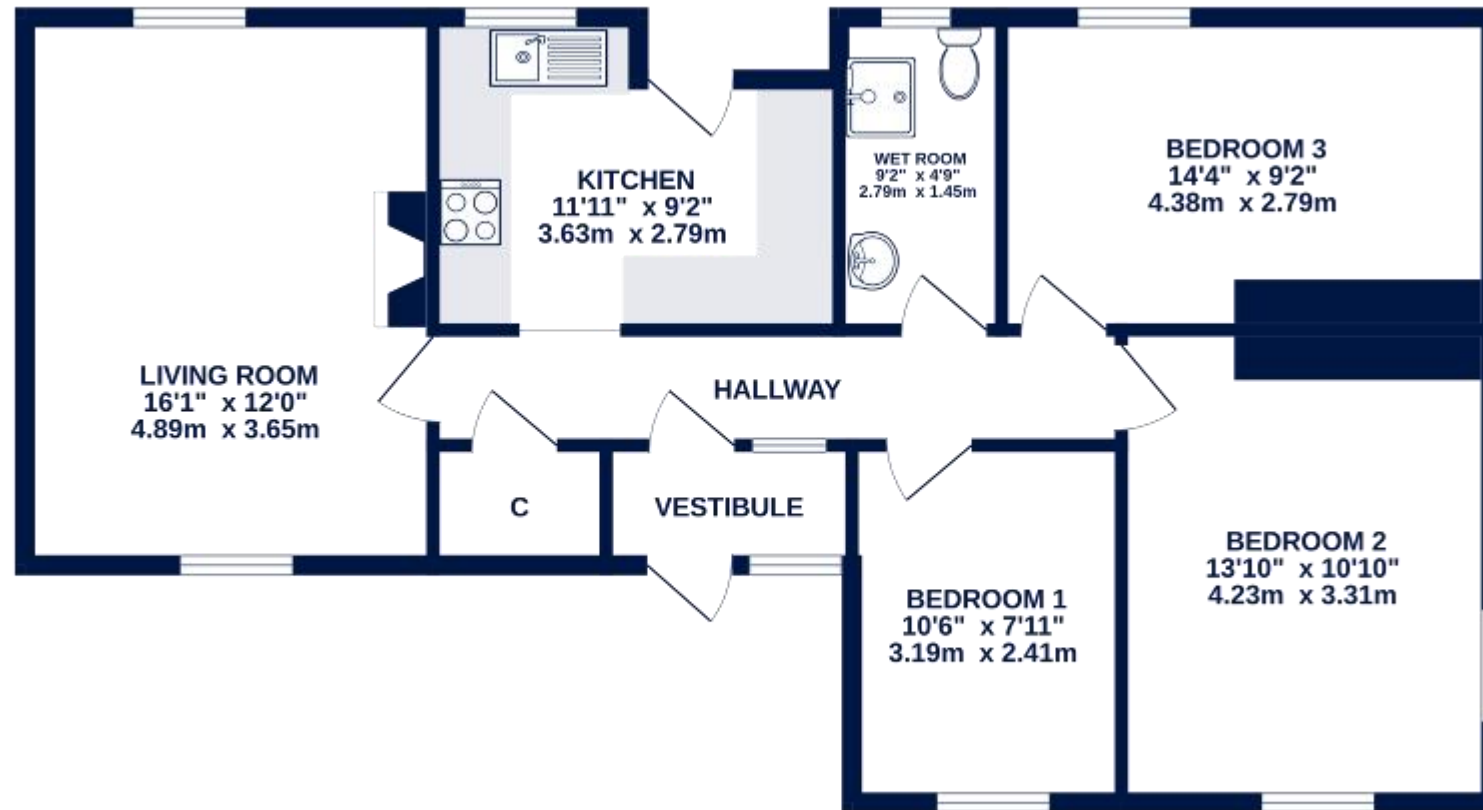
Below: Bedroom Three



Below: Hallway Right:: Shower Room



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: Front of Property



Below: Rear Garden



Below: Rear Garden



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: F

Council Tax:

The property is band B and the amount of council tax payable for 2025/2026 is £1,687.62 .
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.

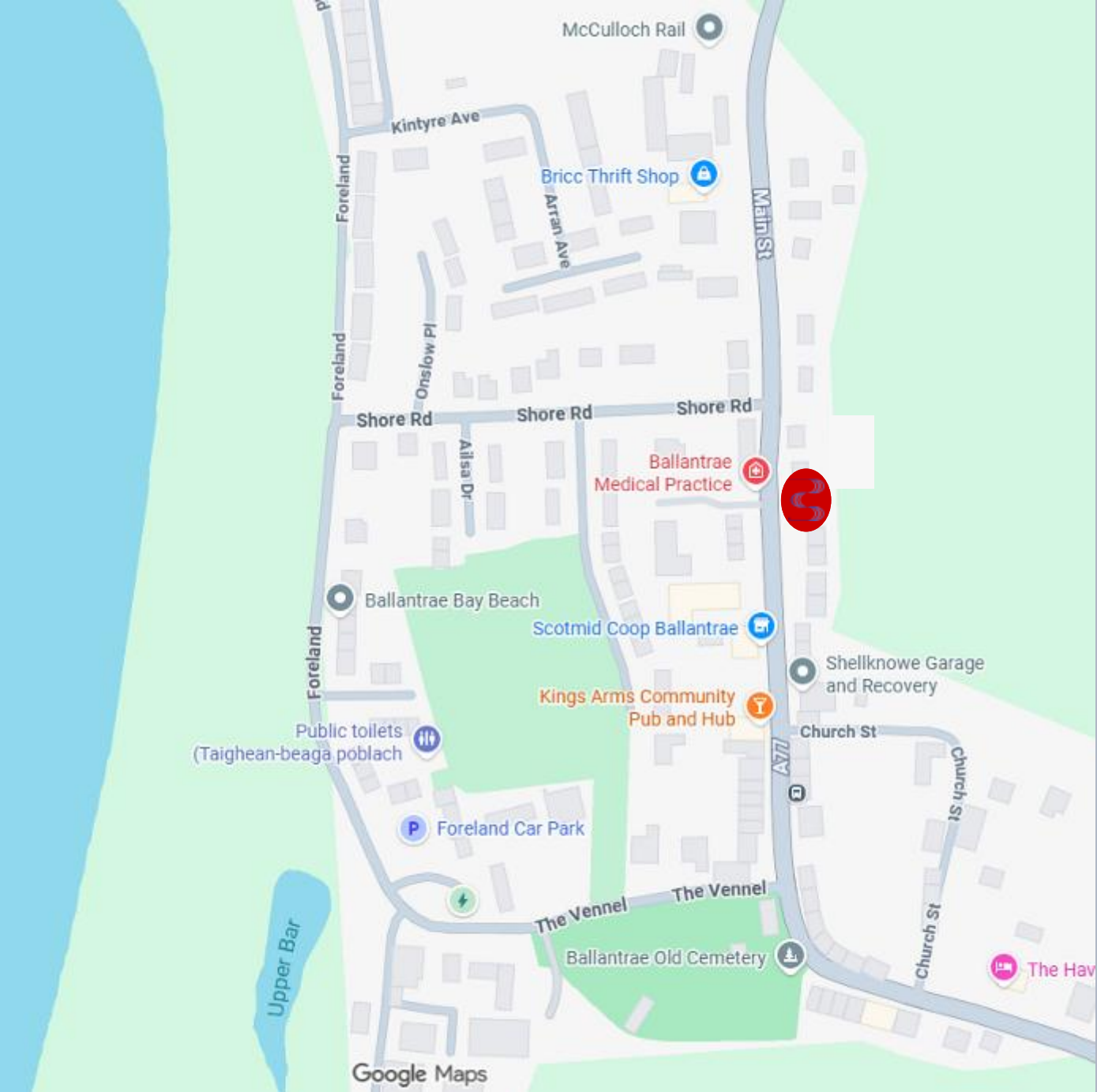
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

What's 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 are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in November 2025