



THOMAS MURRAY
PROPERTY



16 Kintyre Avenue
Ballantrae
KA26 ONP



Living Room



Living Room



Dining Room



Kitchen



Living Room



Dining Room

16 Kintyre Avenue, Ballantrae

Situated about 2 minutes walk from the lovely beaches and close to the centre of the village, this is a 3 or 4 bedroom middle terrace house with integral garage and delightful, established garden

The house is attractively presented and comprises

Entrance Vestibule

Hall

Living Room

Dining Room

Kitchen

Conservatory

Bedroom 3

Study/4th Bedroom

Bathroom

Upstairs

Bedroom 1

Bedroom 2

Shower Room

Double glazed and Oil fired central heating

Integral garage with light and power and door into the house via the hall

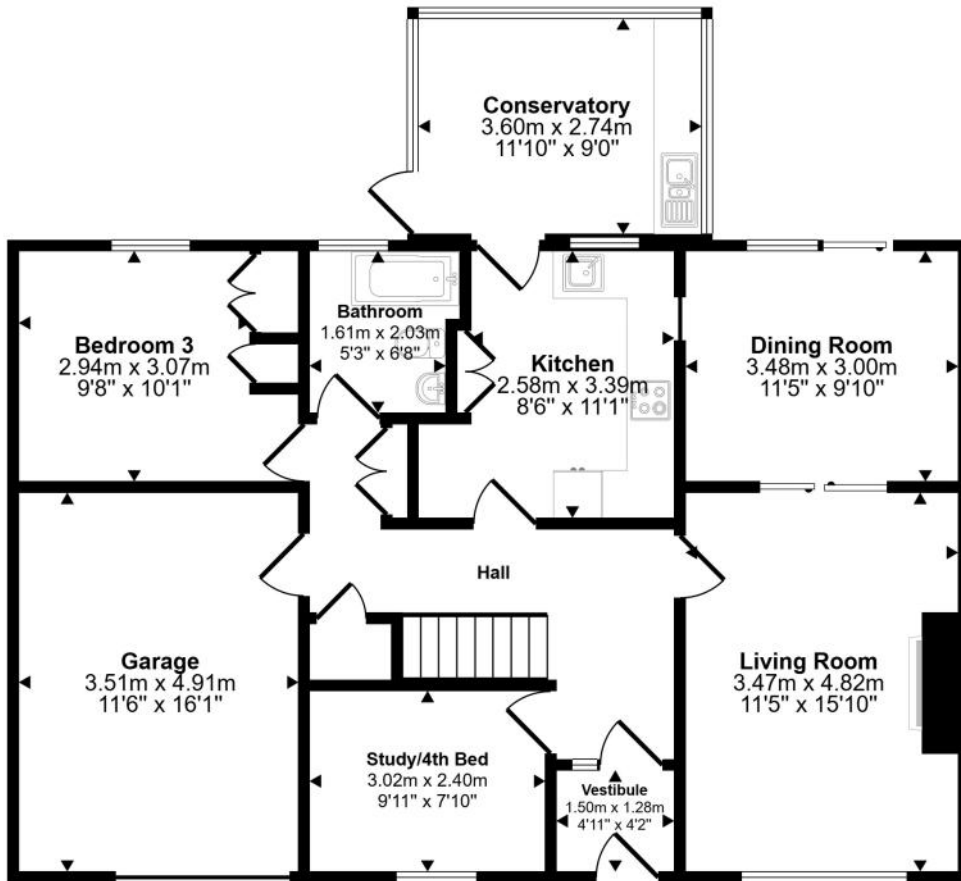
The house is located in a cul de sac and from here it is easy access to all village amenities comprising shop, doctors surgery, bowling green and primary school

A lovely house in a nice setting

Viewing is highly recommended

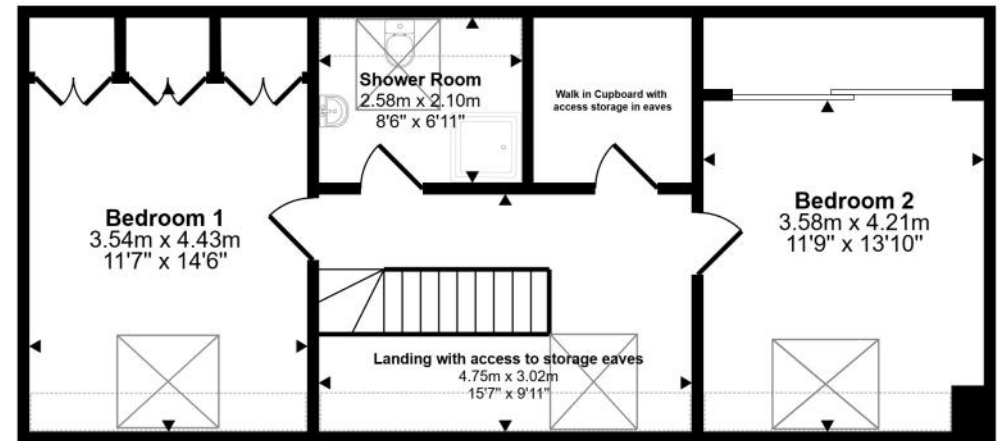
Girvan 12.3 miles | Ayr 33 miles | Glasgow 69.5 miles

Approx Gross Internal Area
171 sq m / 1840 sq ft



Ground Floor
Approx 107 sq m / 1148 sq ft

☐ Denotes head height below 1.5m



First Floor
Approx 64 sq m / 692 sq ft

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.



Hall



Hall



Living Room



Kitchen



Hall



Conservatory



Conservatory



Kitchen



Bathroom



Bedroom 3



Bedroom 3



Bathroom



Study/4th Bedroom



Landing



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



View



Location and Directions

Situated on the picturesque Ayrshire coastline, the charming village of Ballantrae offers a welcoming community and an excellent range of local amenities. These include a primary school, newly refurbished all-weather tennis courts, a doctor's surgery with dispensary, a village shop with post office, a filling station with workshop, a community-run pub, bowling green, and a quaint harbour. The village also benefits from direct access to the stunning beach at Ballantrae, perfect for coastal walks and outdoor living.

South West Ayrshire is renowned for its breathtaking scenery, and this delightful location provides easy access to a wide variety of attractions. These include scenic hill and coastal walks, cycle trails, and notable destinations such as Culzean Castle and Country Park and Galloway Forest Park. The area is also home to excellent golf courses, including Girvan Golf Course, Turnberry Golf Course, as well as courses in Stranraer and Portpatrick. For those interested in outdoor pursuits, the region offers a range of field sports and fishing opportunities, most notably along the River Stinchar, which flows along the edge of Ballantrae.

The nearby town of Girvan provides further amenities, including a beautiful beach, nursery, primary and secondary schooling, leisure facility, which features a swimming pool and fully equipped gym. Additional facilities include a community hospital, shops, an ASDA supermarket, harbour, and a railway station with regular connections to Ayr and Glasgow.

Directions:

Travelling south from Ayr on the A77, continue through Girvan. Upon entering Ballantrae, proceed along Main Street and turn right onto Shore Road. Continue to the T-junction at the seafront and turn right onto Foreland. Take the first right onto Kintyre Avenue and continue into the cul-de-sac, where the property is situated in the row directly ahead.

General Comments

Home Report available upon request.

Access to the back garden is by way of pend between the house and the neighbouring property.

Council Tax Band | Band E **Energy Efficiency Rating** | D 65

To view contact



Tel: 01465 713498 **Email:** enquiries@thomasmurrayproperty.com





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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