



15 Main Street  
Ballantrae  
KA26 0NA



View from back garden



Back



Living Room



Kitchen



## 15 Main Street, Ballantrae

### Spacious, 2 Bedroom Detached Bungalow with Large Mature Gardens, Garage & Backing onto Open Countryside

Situated within the attractive coastal village of Ballantrae, this detached two-bedroom bungalow occupies a generous plot with extensive established gardens backing directly onto open fields, offering a wonderful sense of space and privacy. The house is a 3 minute walk to the beach.

The property provides well-proportioned accommodation extending to 86m<sup>2</sup> (924 sq ft) and comprises an entrance vestibule leading into a central hall, a bright bay-windowed living room, separate dining room, fitted kitchen, conservatory overlooking the garden, two double bedrooms and a bathroom. There is a floored and lined attic with great possibilities.

While the house would benefit from a degree of modernisation and cosmetic improvement, it offers tremendous potential for purchasers to upgrade and personalise the accommodation to suit their own tastes and requirements.

Externally, the property enjoys substantial mature gardens surrounding the home. While the grounds would benefit from some maintenance and landscaping, they offer excellent scope for keen gardeners or families seeking generous outdoor space.

A private driveway provides ample off-street parking and leads to a detached garage, offering useful storage and workshop space.

Additional features include double glazing, electric heating and roof-mounted photovoltaic (PV) panels.

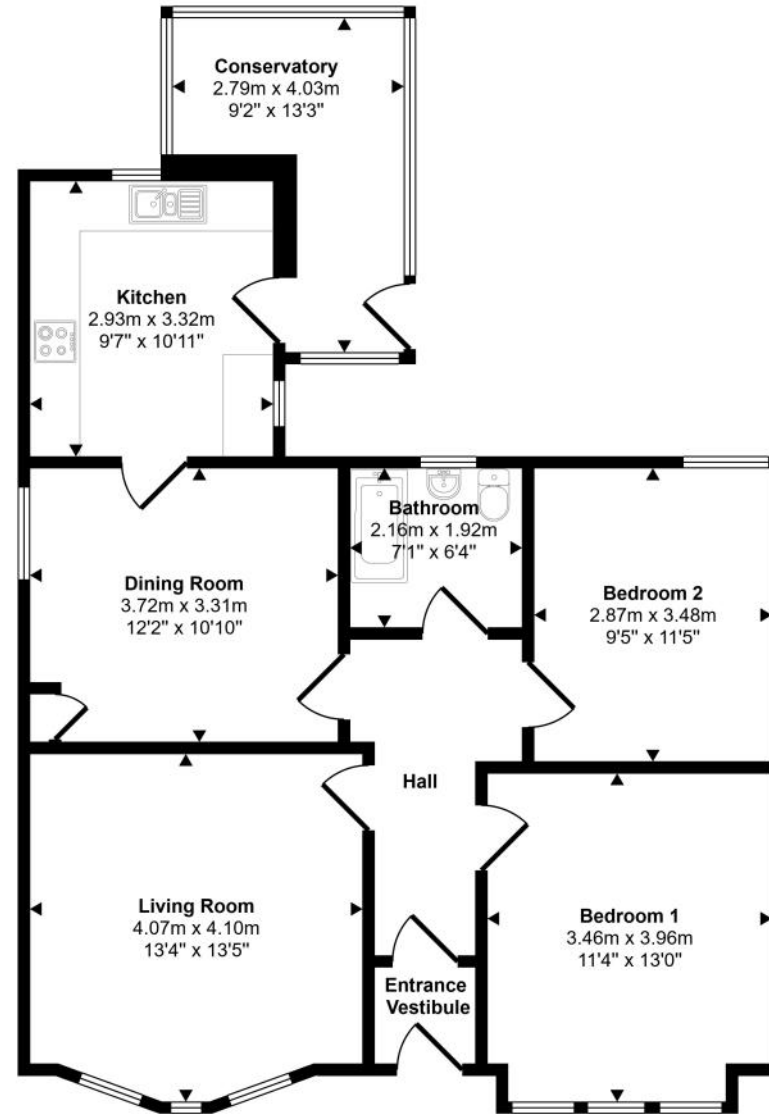
This is an excellent opportunity to acquire a detached bungalow with generous accommodation, extensive outdoor space and significant scope to personalise and enhance, all within easy reach of village amenities and beautiful Ayrshire coastline.

Ballantrae is a picturesque coastal village situated on the beautiful South Ayrshire coastline. The village provides a range of local amenities including a primary school, doctor's surgery with dispensary, village shop and post office, filling station with vehicle workshop, public house, bowling green and a small harbour.

Girvan 12 miles | Ayr 33 miles | Glasgow 67.5 miles



Approx Gross Internal Area  
86 sq m / 924 sq ft



Floorplan

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



Dining Room



Dining Room



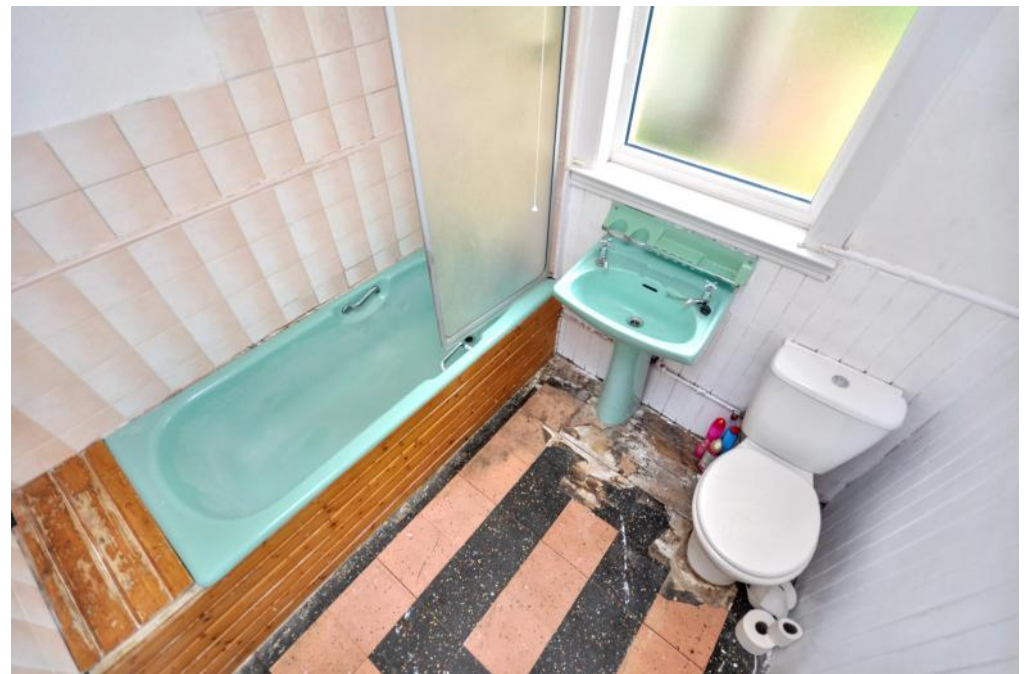
Conservatory



Conservatory



Living Room



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



### **Location and Directions**

South West Ayrshire is renowned for its outstanding natural beauty and offers a wealth of recreational opportunities. The area is particularly popular with walkers, cyclists and outdoor enthusiasts, with an abundance of scenic coastal and countryside routes nearby. Local attractions include the magnificent Culzean Castle and Country Park, the spectacular Galloway Forest Park and a selection of highly regarded golf courses including those at Trump Turnberry, Girvan, Stranraer and Portpatrick. The district also offers excellent opportunities for fishing and country pursuits, with the renowned River Stinchar flowing close to the village and providing some of the area's most notable salmon and trout fishing.

Travelling south from Ayr on A77 continue ahead, passing through Girvan. On entering Ballantrae proceed ahead on Main Street. The property is situated nearer the centre of the village on the left hand side of Main Street.

### **General Comments**

Home report available upon request.

The property is sold as seen.

### **Council Tax Band**

C

### **Energy Efficiency Rating**

E 39

### **To view contact**



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### **Pre-Sale Valuation & Appraisal**

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property together with practical advice on preparing your home for sale.







### 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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