



16 Kintyre Avenue
Ballantrae
KA26 ONP







Living Room



Living Room



Dining Room



Kitchen

16 Kintyre Avenue, Ballantrae

A spacious and beautifully positioned coastal home, just a short walk from Ballantrae beach.

Situated in a quiet cul-de-sac and approximately two minutes' walk from the beach, 16 Kintyre Avenue is an attractive and generously proportioned home offering flexible three/four-bedroom accommodation, an integral garage and a delightful established garden.

The property offers considerably more accommodation than might initially be expected, making it particularly versatile for family living, or those working from home .

- Entrance Vestibule
- Reception Hall
- Spacious Living Room
- Dining Room
- Kitchen
- Conservatory
- Bedroom 3
- Study / Bedroom
- Bathroom
- **Upper Floor**
- Bedroom 1
- Bedroom 2
- Shower Room

The integral garage has light and power, together with a door providing direct access into the house via the hall — a particularly useful feature for everyday living. The garage as an electrically operated up and over door, by Horman

The property benefits from double glazing and oil-fired central heating, while outside there is a mature and established garden providing an attractive private setting.

One of the outstanding features of No.16 is its coastal location. With Ballantrae beach just a couple of minutes' walk away, the property offers the opportunity to enjoy the coast and surrounding countryside on a daily basis. The cul-de-sac position also provides a peaceful setting whilst remaining convenient for the village centre and its local amenities.

Ballantrae has a welcoming village community with a range of facilities including a primary school, doctor's surgery with dispensary, village shop and post office, bowling green, tennis courts, garage & filling station, community-run pub and harbour. The village also provides direct access to the beach and the scenic coastal and countryside walks for which this part of Ayrshire is renowned.

Further amenities are available in nearby Girvan, including schooling, leisure facilities with swimming pool and gym, community hospital, shops, supermarket, harbour and railway station, with connections to Ayr and Glasgow.

For those who enjoy the outdoors, the surrounding area offers excellent opportunities for coastal and countryside walking, cycling, golf, fishing and other outdoor pursuits, with attractions including Culzean Castle and Country Park and Galloway Forest Park within reach.

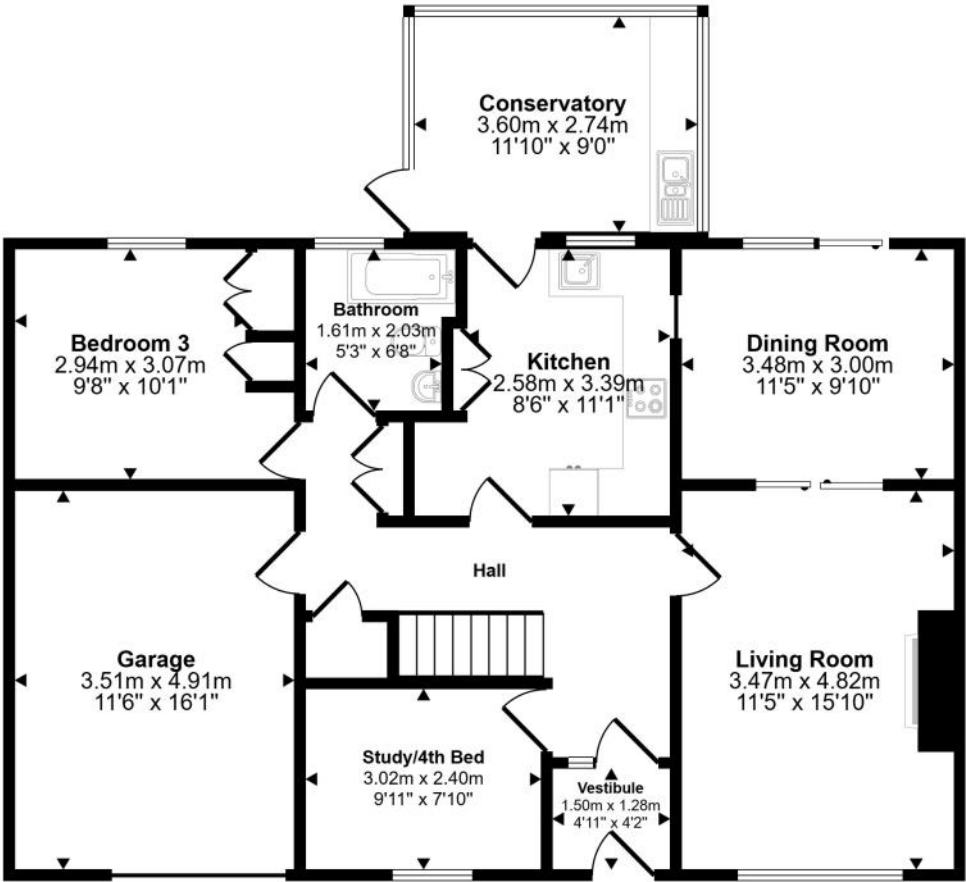
A generously proportioned and versatile home in an enviable coastal setting, with the beach just a short stroll away. Viewing is highly recommended.

Girvan 12.3 miles | Ayr 33 miles | Glasgow 69.5 miles



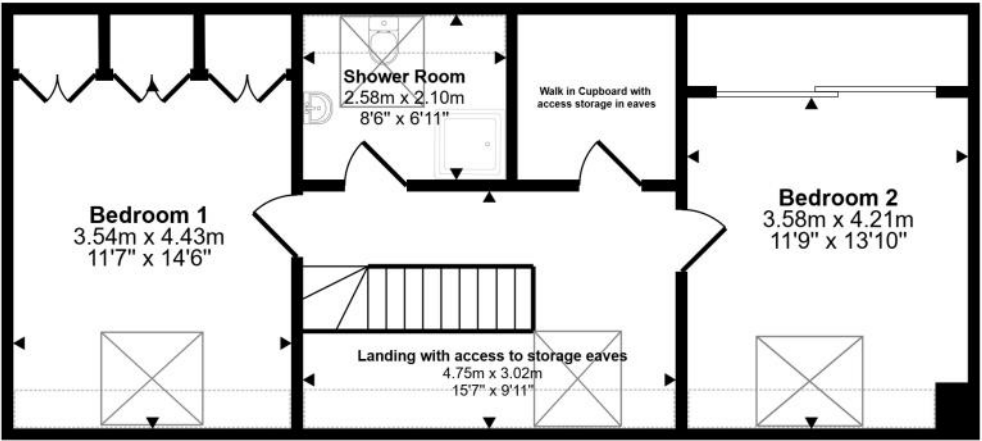


Approx Gross Internal Area
171 sq m / 1840 sq ft



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

Ballantrae is a charming coastal village situated on the picturesque Ayrshire coastline, with No.16 Kintyre Avenue particularly well placed to enjoy both the village and the surrounding coastline. The beach is just a couple of minutes' walk from the property, making coastal walks and the seaside part of everyday life rather than simply an occasional outing.

The village offers a good range of local amenities including a primary school, doctor's surgery with dispensary, village shop and post office, bowling green, newly refurbished all-weather tennis courts, filling station with workshop, community-run pub and picturesque harbour. There is also direct access to Ballantrae beach and the surrounding coastal walks.

The wider area is particularly attractive for those who enjoy the outdoors, with scenic coastal and hill walks, cycle routes, golf, fishing and other outdoor pursuits all readily accessible. The River Stinchar flows along the edge of the village and is well known for its fishing. Golfers are well served with courses including Girvan and Turnberry, together with courses at Stranraer and Portpatrick.

The surrounding countryside and coastline provide a wealth of opportunities to explore, with Culzean Castle and Country Park and Galloway Forest Park among the area's notable attractions.

The nearby town of Girvan, approximately 12 miles away, provides a wider range of amenities including nursery, primary and secondary schooling, a leisure facility with swimming pool and fully equipped gym, community hospital, shops, an ASDA supermarket and harbour. Girvan railway station provides regular services towards Ayr and Glasgow.

For those looking for a coastal lifestyle without being isolated from everyday amenities, Ballantrae offers an appealing combination of village community, beautiful coastline and access to the wider Ayrshire and Galloway countryside.

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



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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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