

BRUACH PROPERTY

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77B MAIN STREET | BALLANTRAE | KA26 0NA

OFFERS OVER: £315,000

77B Main Street, Ballantrae

We are delighted to bring to the market 77B Main Street, Ballantrae, a charming five-bedroom detached property set within an elevated plot in the picturesque coastal village of Ballantrae. Boasting a generously sized garden and breath-taking countryside and coastal views, this lovely home enjoys an enviable position, offering the perfect blend of rural tranquillity and modern convenience. The property further benefits from flexible accommodation arranged over two levels with large plot, making it an ideal home for a variety of buyers. Ideally located within walking distance of Ballantrae village, residents can enjoy easy access to a range of local amenities, alongside the stunning Ayrshire coastline. Early viewing is highly recommended to fully appreciate the charm, setting and flexible accommodation this wonderful property has to offer



Stairs lead to an entrance porch, providing access to both the ground floor and first-floor accommodation. On the ground floor, a spacious hallway provides access to the various apartments. To the front of the property is a large family room featuring a fireplace, offering a versatile space which could be utilised for a variety of purposes. To the rear is a kitchen area, which is currently being used as a utility room. Completing the ground-floor accommodation are two generously proportioned double bedrooms, with the first located to the front of the property and the second to the rear. The family bathroom comprises a bath, WC, wash hand basin and separate shower enclosure. The large hallway also provides access to the integral garage and benefits from an external door leading directly to the garden. The ground-floor accommodation offers excellent flexibility and could be utilised as separate living accommodation for extended family members, elderly relatives or older children.

Stairs lead from the ground floor to the first-floor accommodation and entrance porch. To the front of the property is a spacious living room, featuring a large south-facing picture window which enjoys spectacular views over the surrounding countryside. The room offers a flexible layout for furniture and is further complemented by a fireplace. Opposite the living room is a large south-facing dining room, also enjoying lovely views. A door from the dining room leads into the dining kitchen. The well-appointed dining kitchen is fitted with a range of complementary wall and base units, stainless steel sink, double oven, ceramic hob and space for additional white goods. Double aspect windows provide views to both the front and rear of the property, while ample space is available for a dining table. A door from the kitchen leads to the central hallway. The first-floor sleeping accommodation comprises three generously sized double bedrooms, all situated to the rear of the property and enjoying views across the surrounding countryside and hills. All bedrooms benefit from built-in wardrobes, with the principal bedroom further benefiting from an en-suite WC and wash hand basin with vanity unit. Completing the first-floor accommodation is a family bathroom comprising a bath with over-bath shower, wc and wash hand basin.

The property further benefits from a large integral garage with a separate storage area, where the oil boiler is located and an attached timber outbuilding.



Below: Living Room





Below: Living Room





Below: Living Room





Below: Hallway





Below: Kitchen





Below: Family Room (Ground Floor)





Below: Utility Room (Ground Floor)





Below: Bedroom (Ground Floor)





Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com

Below: Bedroom (Ground Floor)





Below: Bathroom (Ground Floor)





Below: Bedroom (First Floor)





Below: Bedroom (First Floor)





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Below: Bathroom (First Floor)





Below: Bedroom (First Floor)







Right: Front Garden





Garden Grounds

The garden grounds are a particularly attractive feature of the property. To the front, a large gravel driveway provides an abundance of off-street parking. A timber greenhouse is also located to the front. To the rear, a substantial mature garden is laid with decorative stone chips and complemented by mature shrub borders. The garden further benefits from a timber summerhouse and timber decking, providing an ideal outdoor space in which to relax and enjoy the summer sunshine.

Right: Front and Driveway

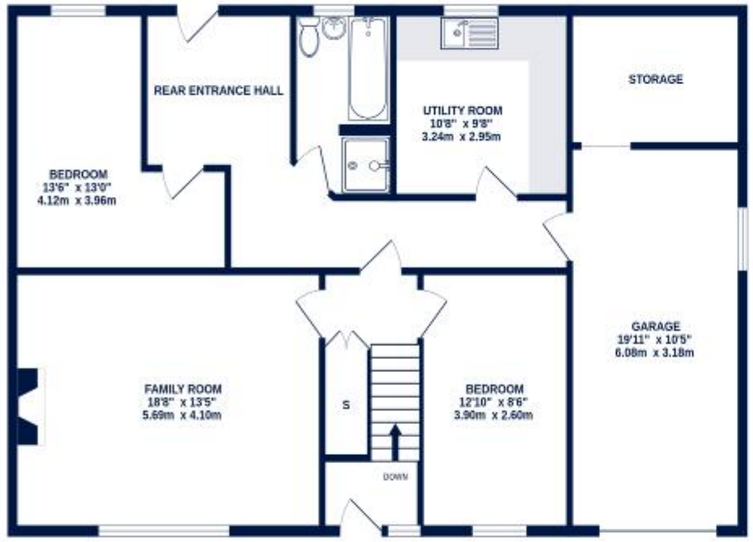




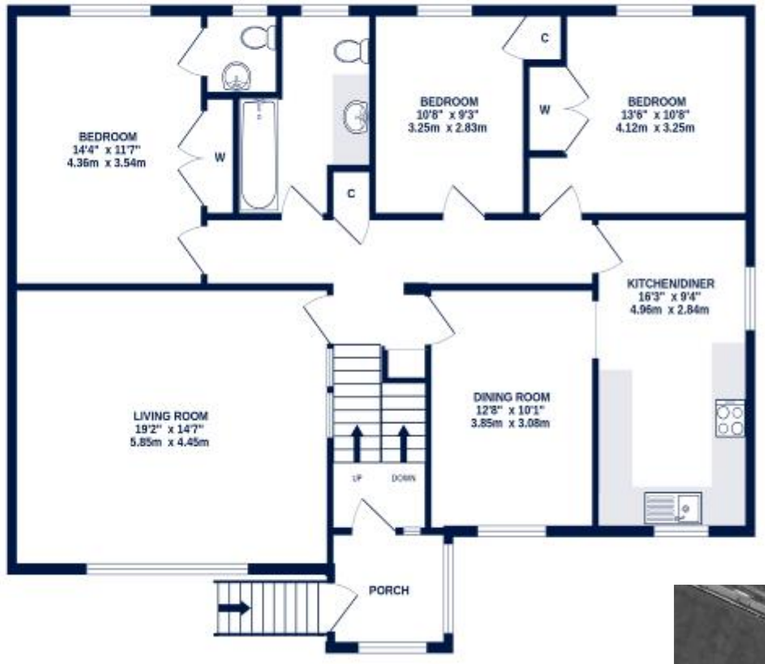
ACCOMMODATION LAYOUT

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GROUND FLOOR



FIRST 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.

Right: Rear Garden





Right: Rear Garden





GENERAL REMARKS

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

EER Rating:
EER: D(66)

Council Tax:
The property is band F and the amount of council tax payable for 2026/2027 is £3,656.95
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.

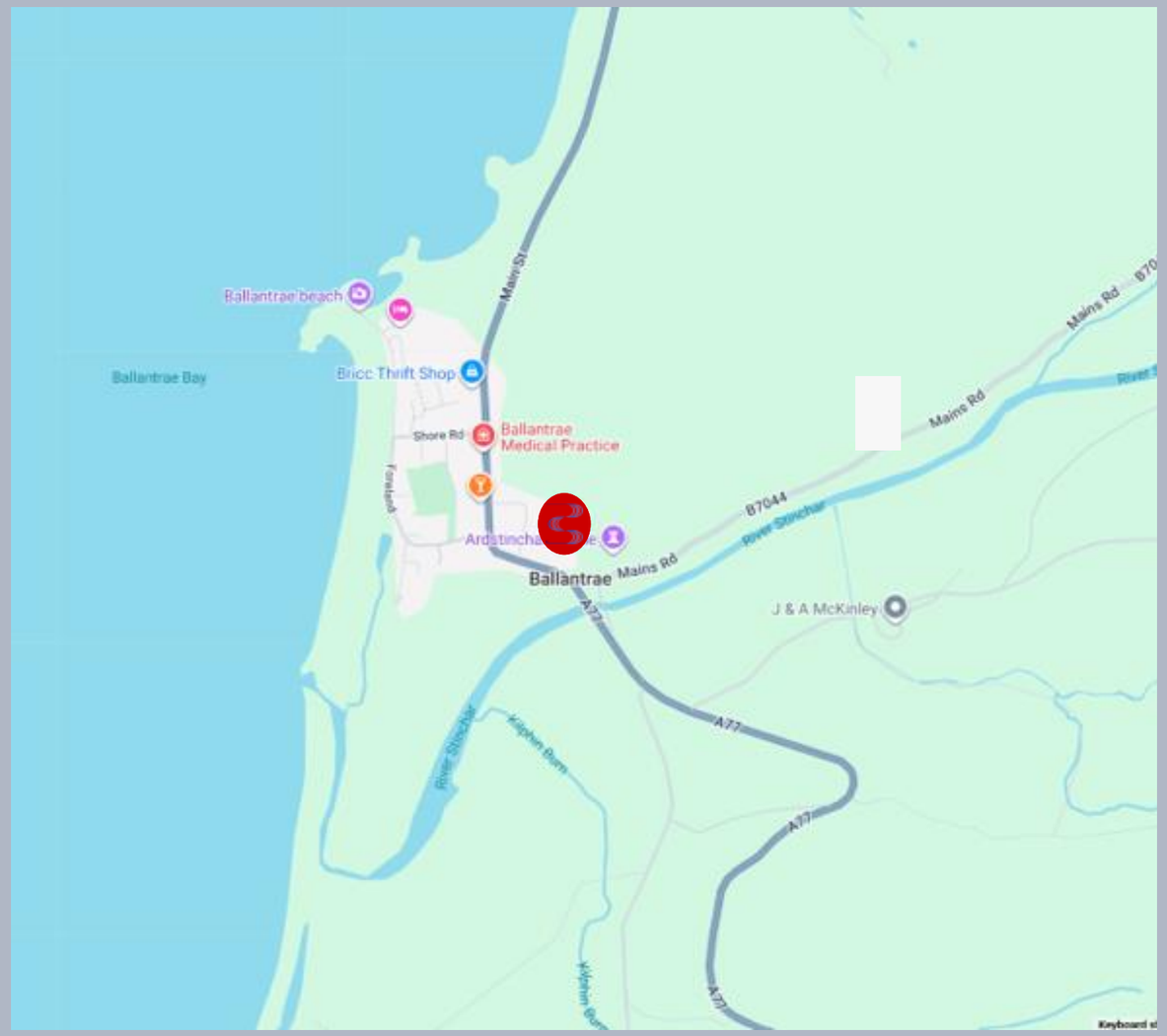
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note 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.
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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.



Right: Rear Garden





The Area

Set within the picturesque coastal village of Ballantrae, South Ayrshire, this charming location offers an exceptional blend of coastal beauty, tranquil surroundings and traditional village charm. Nestled along the stunning Firth of Clyde, Ballantrae boasts breath taking panoramic views towards Ailsa Craig, the Isle of Arran and, on clear days, the distant coast of Ireland.

The village enjoys a wonderful sense of community and a relaxed pace of life, complemented by an attractive selection of local amenities, including independent shops, cafés, hotel, restaurants, a primary school and community facilities. The nearby beach, historic harbour and scenic coastal walks provide the perfect setting for those who appreciate outdoor living and the natural beauty of the Scottish coastline.

For a wider range of amenities, the neighbouring towns of Girvan and Stranraer are easily accessible, while the A77 provides convenient connections to Ayr, Glasgow and the surrounding areas. Offering a truly idyllic setting, Ballantrae is an appealing destination for those seeking a lifestyle defined by tranquillity, scenic surroundings and coastal charm, making it a particularly desirable location for a variety of prospective purchasers.

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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:

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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 correct- ness of each of them.

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