



## Seaview, Louisa Drive, Girvan

We are delighted to offer to the market Seaview, Louisa Drive, Girvan, a spacious traditional built four bedroom end terrace red sandstone villa with slate roof and bay windows situated on the sea front, offering panoramic views of the stunning Ayrshire Coast. Ideally placed for access to the local schooling, town centre and beach. The property offers extremely flexible accommodation suited to both the family and retiree. Viewing of this fantastic sea front property is highly recommended.



The accommodation in more detail comprises of an entrance vestibule with original floor tiles, which leads to a large hallway laid to oak hardwood flooring with stairs to the mezzanine level and first floor. Off the hallway you will find a large bright lounge to the front of the property with oak hardwood flooring, feature fire place and large bay window offering sea views. Adjacent to the lounge you will find the first bedroom with window overlooking the rear court yard. To the rear of the hall you will find a bright dining room with window overlooking the rear yard and a large cupboard off. A door from the dining room gives access to the beautiful modern kitchen and utility room. The modern kitchen in detail is fitted with base and wall mounted units, co-ordinating composite worktops and tiled splash backs, an inset composite sink, fan oven and gas hob. You will also find a large window overlooking the rear yard. Adjacent to the kitchen you will find a conservatory which is currently used as a utility room with a door that provides access to the rear court yard.

At the mezzanine level you will find a fabulous modern spacious bathroom with large storage cupboard housing a Worcester Bosch boiler. The fully tiled modern bathroom in more detail consists of w.c., wash hand basin, large doubled ended jacuzzi bath and separate double shower cubicle and window projecting natural light into the room,.

The accommodation on the upper floor consists of a spacious landing, two good sized bedrooms and large living room which could also be used as a fourth bedroom. The beautiful front facing lounge benefits from having a feature fireplace and bay window offering panoramic sea views.

The property benefits from gas central heating, new double glazing to the front of the property and a large number of the period features throughout the property.

To the rear of the property you will find a private courtyard and seating area. A perfect place to enjoy the summer sunshine.



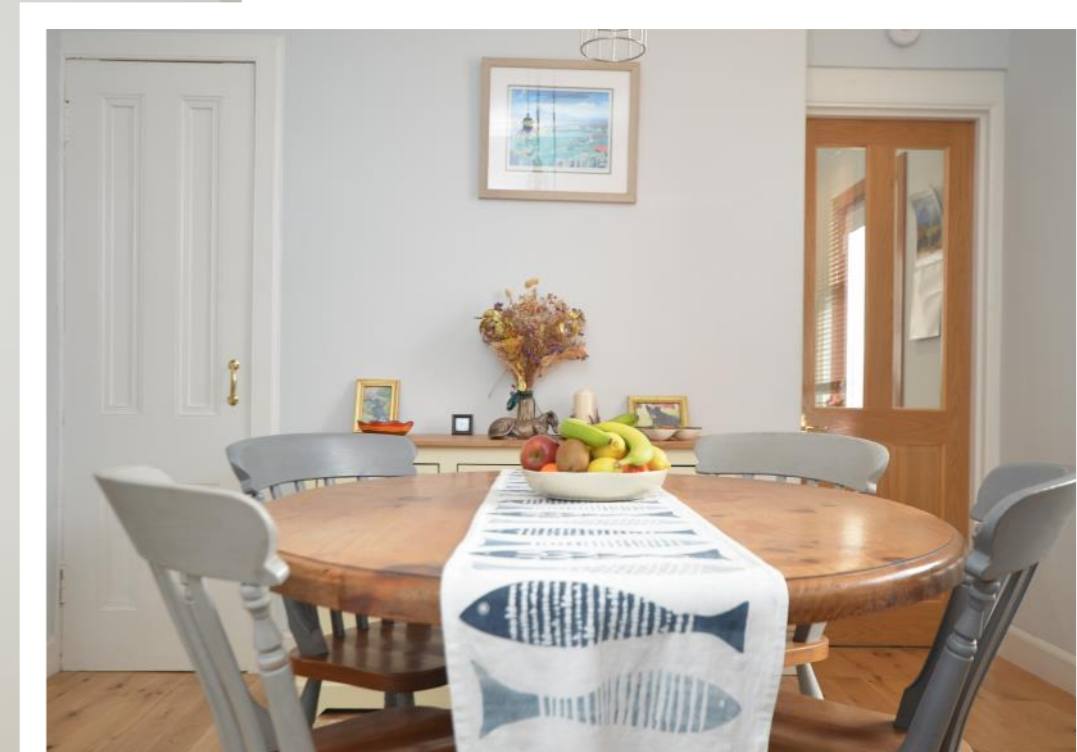
Below: Downstairs Living Room



Below: Kitchen



Below: Dining Room



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01465 715 065  
or  
Email: [girvan@bruachproperty.com](mailto:girvan@bruachproperty.com)  
Ref No. : BRU3065

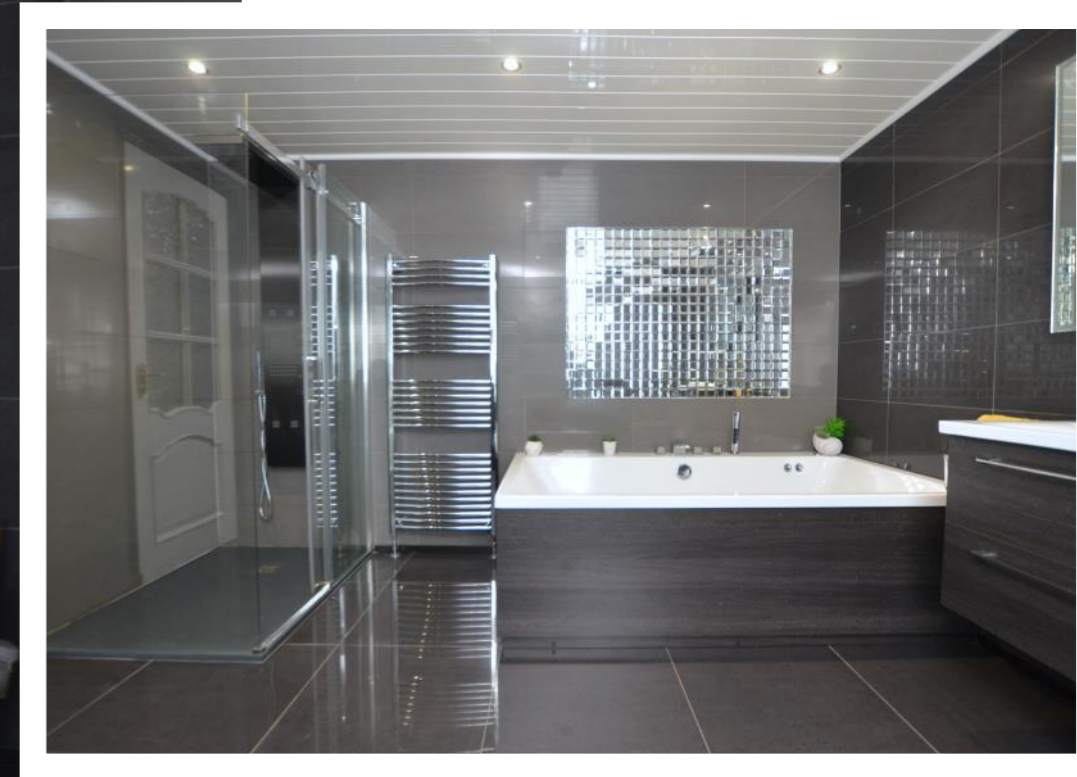
Below: Entrance Hall and Stairs



Below: Bedroom One



Below: Family Bathroom





Below: Landing and Stairs



Below: Living Room with view (First Floor) or Bedroom Four



Below: Living Room/ Fourth Bedroom (First Floor )



Below: Bedroom Three / Office



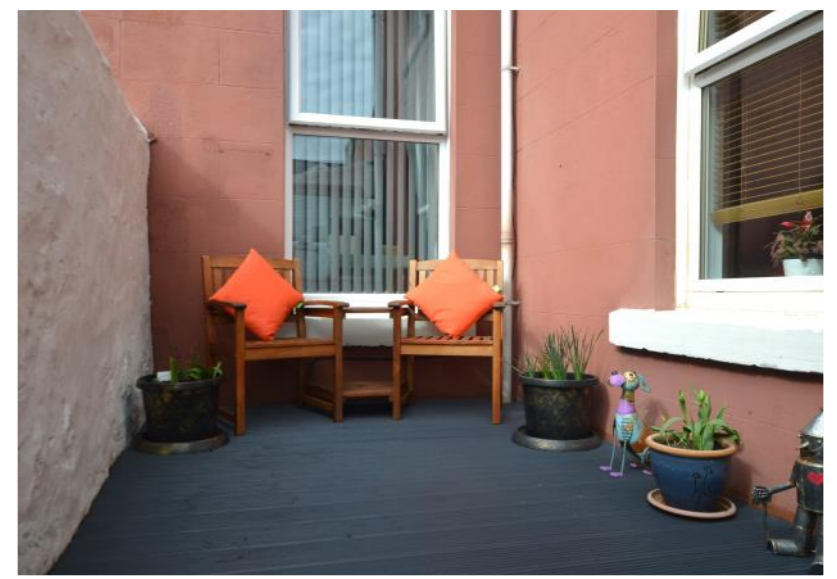
Below: Bedroom Two



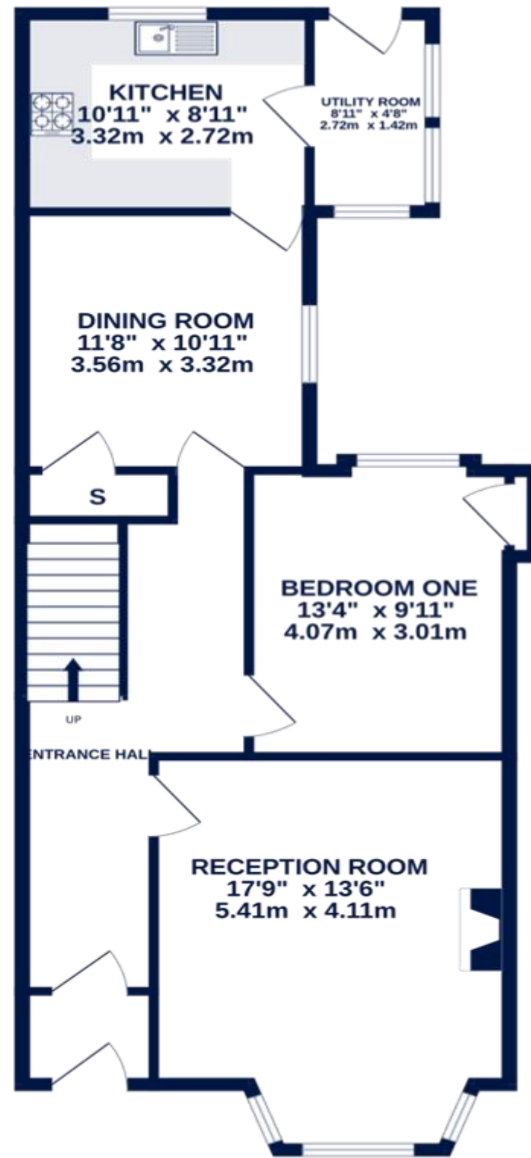
Below: Front of Property



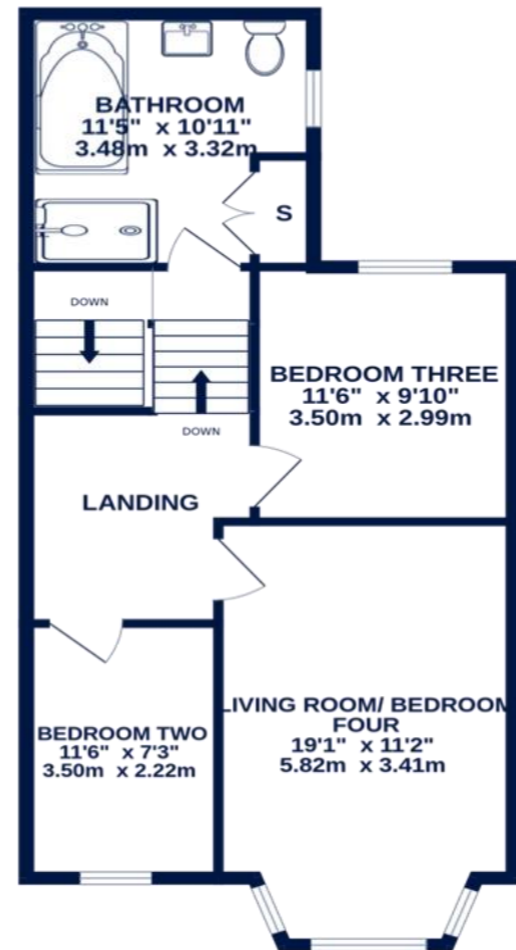
Below: Courtyard



GROUND FLOOR



1ST 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.







## GENERAL REMARKS

### Services:

The property has mains water, drainage and electricity. Heating is by gas 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 E  
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](mailto: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.

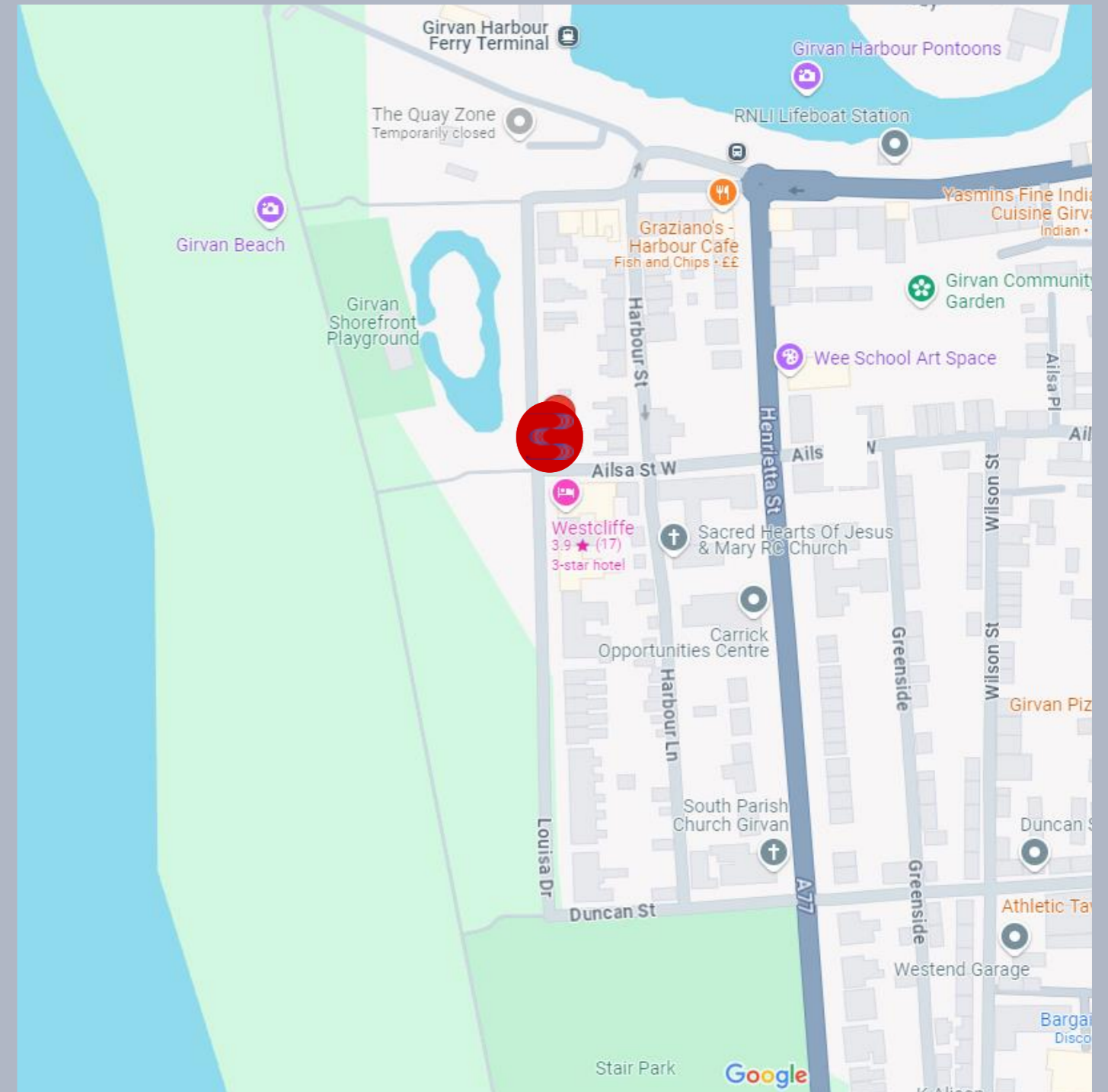
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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, all white goods, blinds, and fitted carpets are included in the sale..

### 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](mailto:info@bruachproperty.com) or give us a call stating the address in the title of the email or call.

## Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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### GIRVAN

**31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU**

**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01655 331 616 | F: 01465 238002**

### TROON

**1 Templehill | Troon | South Ayrshire | KA10 6BQ**

**E: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
T: 01292 690940 | F: 01292 737 570**

#### 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 March 2024.