





## 31 Golf Course, Girvan

We are delighted to offer to the market 31 Golf Course, a spacious 4 bedroom red sandstone semi detached villa situated on the sea front, offering panoramic views of the stunning Ayrshire coast and rolling greens of Girvan golf course. Ideally placed for access to the local schooling, town centre and beach This spacious villa offers an exceptional living experience, with its generous proportions and thoughtful layout ideally suited to both growing families and those seeking a serene seaside retreat. This fantastic sea-front property is truly a must-see, and a viewing is highly recommended to fully appreciate the exceptional quality of life it has to offer.



The accommodation of this property is both spacious and meticulously designed, offering a seamless flow from room to room. As you enter through the vestibule, you're greeted by a grand hallway with stairs leading up to the mezzanine and first floor. Immediately, you're struck by the sheer size and brightness of the formal living room at the front of the home. Adorned with a feature fireplace and expansive picture windows, this room provides breathtaking panoramic views of Girvan Golf Course and the vast, sparkling sea beyond. Adjoining the living room is the breakfast room/bedroom one, which features patio doors that open out to a lovely side courtyard and rear garden.

Continuing through the hallway, you arrive at the home's heart - the bright and airy dining kitchen. The kitchen is outfitted with an abundance of sleek, coordinating cabinetry, complemented by durable worktops and tiled backsplashes. The kitchen is equipped with all the necessary appliances, including an electric fan oven, ceramic hob, and ample space for any additional white goods. An exterior door from the kitchen provides direct access to the charming courtyard and expansive garden areas. Completing the ground floor is a dedicated utility room with a separate W.C.

Ascending to the mezzanine level, you'll find a hallway leading to the second bedroom and a well-appointed shower room, complete with a built-in storage cupboard. Continuing upstairs to the first floor, the accommodation opens up even further, offering a generous landing, two spacious double bedrooms, and bathroom. The front-facing bedroom enjoys breathtaking views towards the iconic Ailsa Craig and the Isle of Arran, while the rear-facing bedroom overlooks the garden and surrounding hills.

The outdoor spaces of this property are equally impressive, with a beautifully maintained rear garden enclosed by a brick boundary wall. This tranquil oasis features a paved patio area, lush shrub borders, a vegetable plot, and a charming decorative stone seating area. Separate access to the garden and the rear of the property can be gained through a gate at the bottom of the garden. The front garden, meanwhile, is adorned with a well-manicured lawn, vibrant flower beds, and paved paths that frame the stunning coastal vistas. Completing this exceptional property is a detached garage and two external storage sheds, providing ample space for vehicles, tools, and additional storage.





Below: Living 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. : BRU3080



Below: Breakfast Room/ Bedroom One





Below: Kitchen





Below: Utility Room





Below: Hallway/First Floor Landing





Below: Bedroom Two





Below: Bedroom Three





Below: Bedroom Four





Below: Shower Room





Below: Bathroom



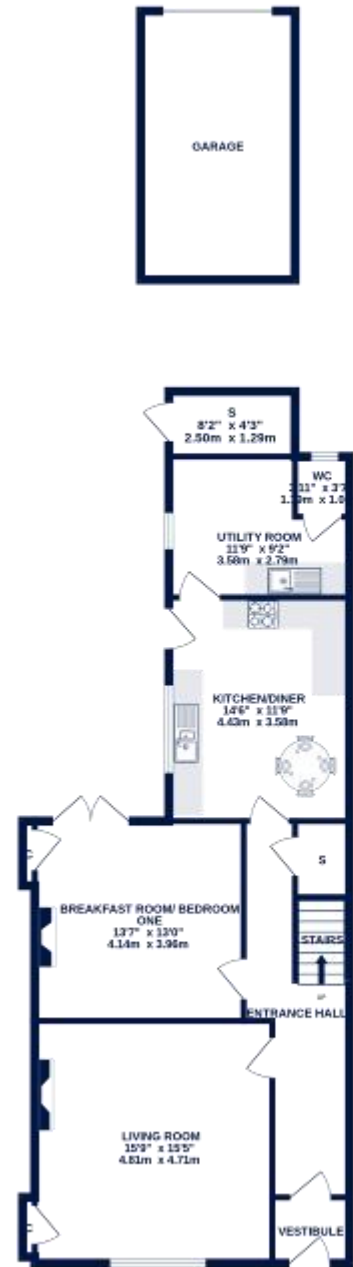


Below: Rear Garden

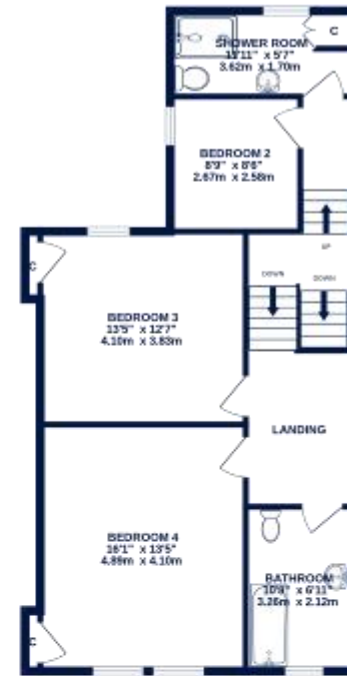




**GROUND FLOOR**



**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.



Below: Front Garden





## GENERAL REMARKS

### Services:

The property has mains water, drainage and electricity. Heating is by gas central heating. The property windows are double glazed.

### EER Rating:

EER: E 51

### Council Tax:

The property is band E and the amount of council tax payable for 2024/2025 is £2,577.1  
South Ayrshire Council Tel: 0300 123 0900.

### Viewing:

Strictly by appointment with Bruach Property Ltd, 31 Dalrymple Street, Girvan, KA26 9EU  
Tel: 01465 715 065 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.

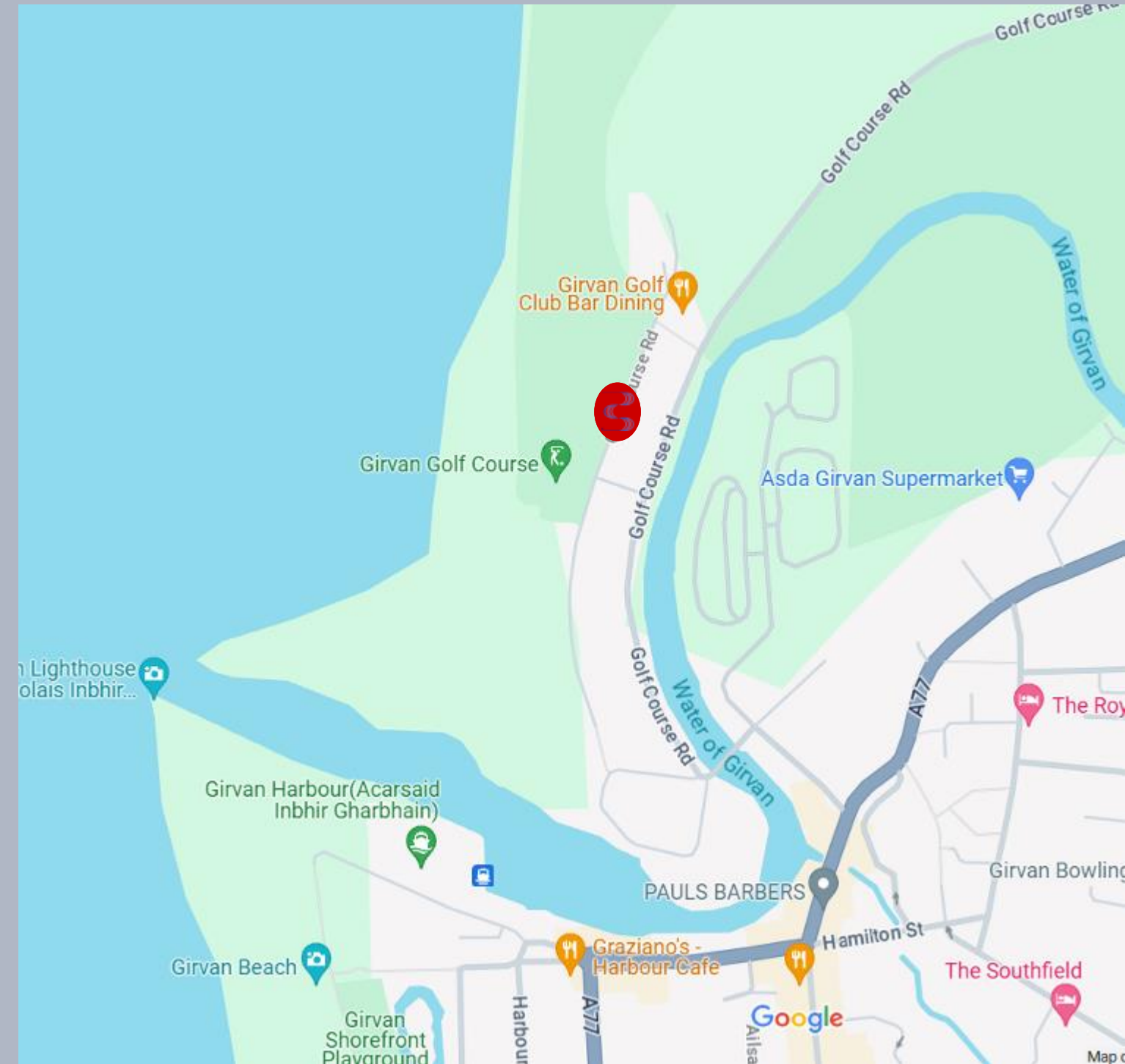
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

### 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 May 2024.