



37 Bourtreehall, Girvan

37 Bourtreehall presents a truly enticing opportunity for prospective buyers. This spacious two-bedroom terraced cottage is nestled right in the heart of the community, affording residents the unparalleled convenience of being just minutes on foot from the local train station and a short, leisurely stroll from the vibrant town centre. Whether you're a first-time homebuyer seeking to plant roots, a retiree looking to downsize into a cosy yet practical abode, or an investor eyeing a promising buy-to-let prospect, this property ticks all the boxes. Viewing is highly recommended to fully appreciate all that this delightful property has to offer.



The accommodation comprises of an entrance vestibule leading onto the hallway providing access to the living room and bedroom one. The lounge is found to the rear of the property with window overlooking the rear garden. A door from the living area leads to the kitchen. The kitchen consists of floor and wall mounted units, stainless steel sink and ample space for white goods. An external door leads to the rear garden. Sleeping accommodation consists of two bedrooms. Bedroom one is a large double bedroom located to the front of the property with window overlooking Bourtreehall. Stairs located in the living room lead to the first floor where you will find bedroom two and a bathroom. Bedroom two offers views over the rear garden. The bathroom room is fitted with wc, wash hand basin and over the bath shower. Also on the first floor you will find a storage cupboard.

Further benefits include gas central heating and double glazing.

The garden is located at the rear of the property with off street parking. The rear garden is accessed by a rear lane which you can enter from Bourtreehall.

Situated in the charming town of Girvan, this property enjoys proximity to a wealth of local amenities, including primary and secondary schools, an array of dining options, and a diverse selection of shops. Furthermore, the world-renowned Trump Turnberry golf course is just a short distance away, catering to the needs of golf enthusiasts. The property also benefits from a convenient rail link to the nearby towns of Ayr and Glasgow, making it an ideal choice for those seeking a well-connected and desirable living environment.



Below: Kitchen



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3086

Below: Bedroom One Ground Floor



Below: Bedroom Two

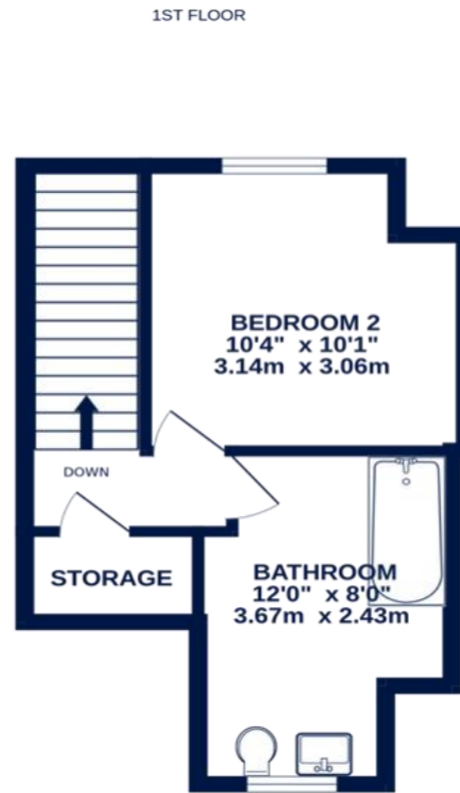
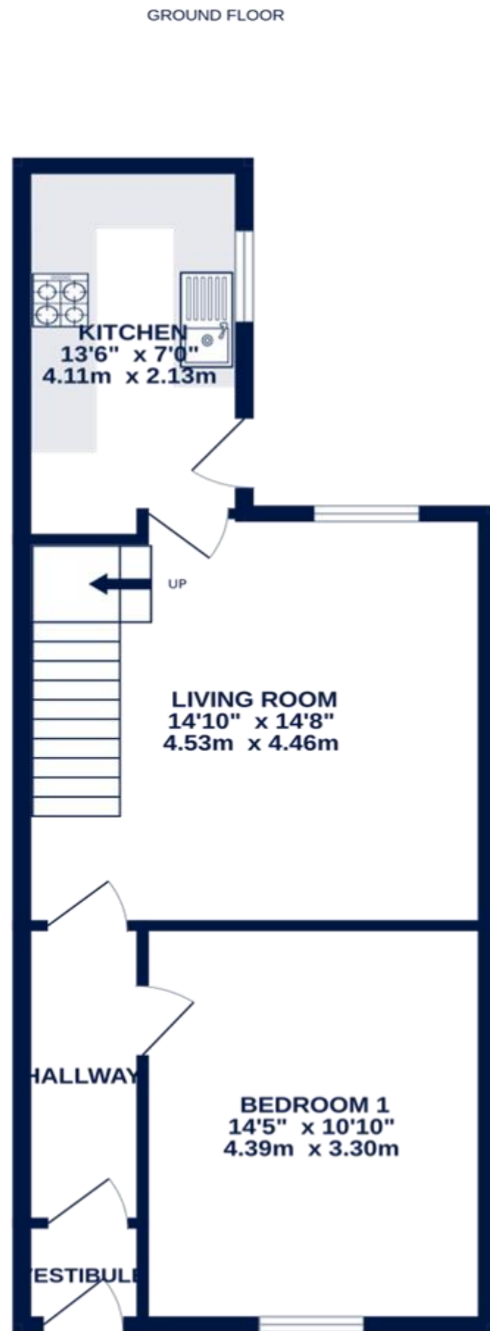


Below: Bathroom



Below: Hallway





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: Rear of Property



GENERAL REMARKS

Services:

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

EER Rating:

EER: D(55)

Council Tax:

The property is band B and the amount of council tax payable for 2024/2025 is £1,555.21
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.

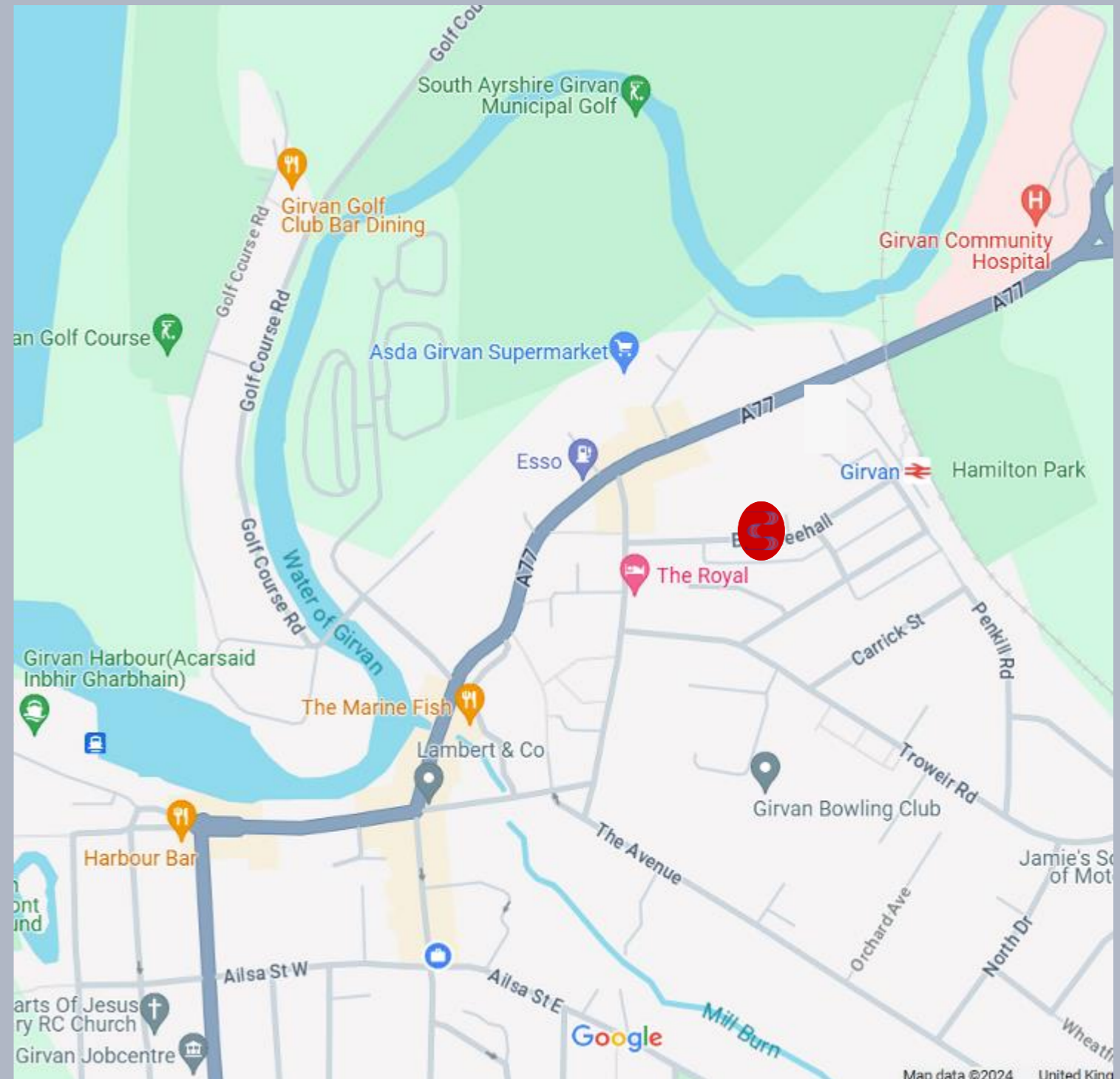
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

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 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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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, been sold, let or withdrawn. Photographs and particulars were taken in July 2024.