



3 Brunside Cottage, Girvan

Located just two miles from the coastal town of Girvan, 3 Brunside Cottage is a delightful semi-detached property that offers prospective buyers a chance to embrace a picturesque seaside lifestyle. This lovely two-bedroom home, which is presented in good condition, sits mere steps from the rugged Scottish shoreline, providing its occupants with unparalleled views of Ailsa Craig and the Isle of Arran that defines this stretch of coastline. With its stunning coastal views and close proximity to Girvan, this home presents a wonderful opportunity for buyers. Viewing is highly recommended.

In more detail an entrance vestibule leads to a welcoming entrance hall. To the front of the property, you will find a large bright living room located to the front of the property complete with a feature fireplace and log burner. An opening from the living room leads to a sunroom located to the rear of the property. The sunroom offers spectacular sea views and further benefits from having patio doors that lead onto a large decking area. To the left of the living room, you will find a large dining room that leads onto the kitchen. The kitchen itself is equipped with streamline worksurfaces, inset stainless sink, a dishwasher, 5 ring gas hob, extractor fan, fan oven, and space for white goods. From the kitchen, a door leads out to the rear garden.

Sleeping accommodation consists of two double bedrooms. Bedroom one is located to the rear of the property with double aspect views of the surrounding coastline. Bedroom two is located to the front with window overlooking the front garden. Adjacent to bedroom two to the front of the property you will find a box room. Completing the accommodation is a shower room with W.C, sink and shower enclosure.

The property further benefits from having double glazing and electric heating.

Externally to the front you will find parking for several vehicles. To the side of the property, you will find a gate that leads to the rear garden. The rear enclosed garden is laid to mature shrubs and has a vegetable garden. The rear garden further benefits from having a large decking area offering the perfect place to entertaining guests whilst taking in the fabulous coastal views.

Situated 2 miles from the 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: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3090

Below: Dining Room



Below: Sun Room



Below: Kitchen



Below: Bedroom One



Below: Bedroom Two

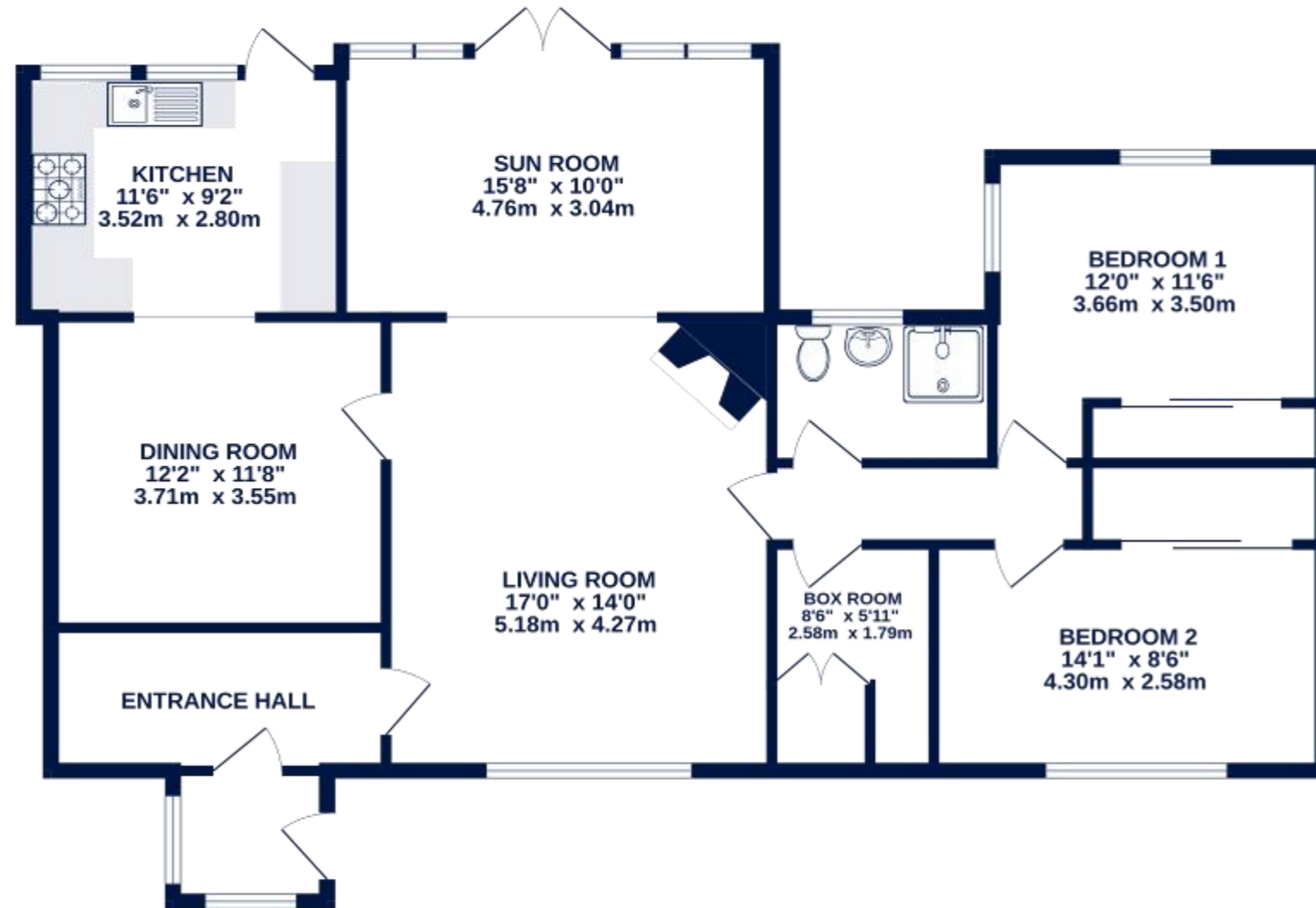


Below: En-suite



Below: Front Elevation and Side Elevation





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 and Driveway





JI_0929.DNG



GENERAL REMARKS

Services:

The property has mains water and electricity. Drainage is by a shared septic tank. Heating is electric. The property windows are double glazed.

EER Rating:

EER: F34

Council Tax:

The property is band C and the amount of council tax payable for 2024/2025 is £1,552.58
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

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.

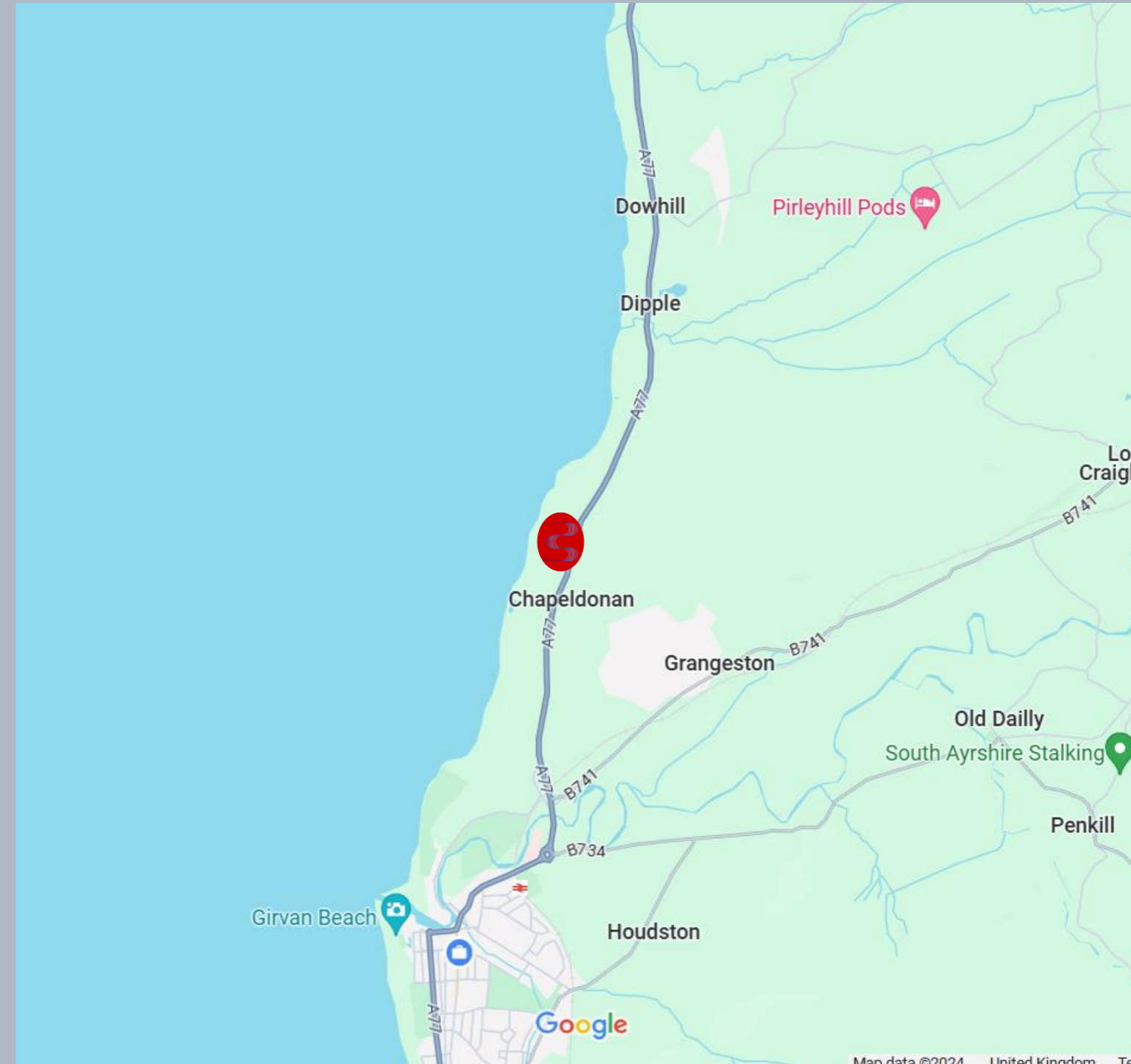
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.



[bruachproperty](#)



[bruach.property](#)



[bruachproperty](#)



[bruachproperty](#)

GIRVAN

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

**E: info@bruachproperty.com
T: 01655 331 616 | F: 01465 238002**

TROON

1 Templehill | Troon | South Ayrshire | KA10 6BQ

**E: 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 July 2024.