





## 2A Bridge Street, Girvan

Located within the seaside town of Girvan, this exceptional three-bedroom top floor flat occupies a prime location in the heart of the community. Formerly part of the historic Halifax bank building, this lovely property now offers a captivating blend of modern comforts and classic charm. As you step inside, you're immediately struck by the airy, open layout that has been decorated in a soothing, neutral colour palette, creating a serene and inviting atmosphere. The spacious rooms are flooded with an abundance of natural light, thanks to the flat's elevated position and large windows that frame picturesque views across the town and out towards the coast line. Mere steps away from the vibrant town centre and the rugged beauty of Girvan's scenic coastline, this stunning top floor flat is a must-see for any discerning buyer seeking a unique and captivating home in a prime seaside location.



The property's bright and welcoming entrance hall immediately sets the tone, creating a warm and inviting first impression. Stepping into the spacious, front facing lounge, one is struck by the abundance of natural light flooding the room from the triple aspect windows. The living room further benefits from having a feature fireplace and large storage cupboard. The generous dimensions of this living area provide a versatile layout, allowing for a variety of furniture configurations to suit the homeowner's needs. The spacious modern kitchen/dinner is located off the entrance hall with two large windows flooding the room with light. Sleek, coordinating base and wall mounted units in a neutral tone provide ample storage and workspace, complemented by practical worktops. The kitchen is outfitted with a comprehensive suite of integrated appliances, including gas range cooker, cooker hood, fridge freezer, and dishwasher. A stainless steel sink further adds to the kitchen's functionality and aesthetic appeal.

The sleeping accommodation consists of three well-appointed bedrooms, each with its own unique character and features. Bedrooms one and two are both generously proportioned double rooms, while bedroom three provides a comfortable single bedroom perfect for a child's room, home office, or guest suite. Completing the accommodation is the family bathroom, complete with a bath, overhead shower, WC, and vanity sink, offering a practical and relaxing space for the homeowner's daily routine.

Enhancing the property's appeal, gas central heating and double glazing throughout ensure year round comfort. The property further benefits from having a large storage cupboard located on the top floor landing.

Externally, the property further boasts a single parking space, adding to the overall appeal and functionality of this exceptional family home.





Below: Living Room





Below: Kitchen/Diner



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. : BRU3116



Below: Kitchen/Diner





Below: Bedroom One





Below: Bedroom Two





Below: Bedroom Three    Right: Hallway



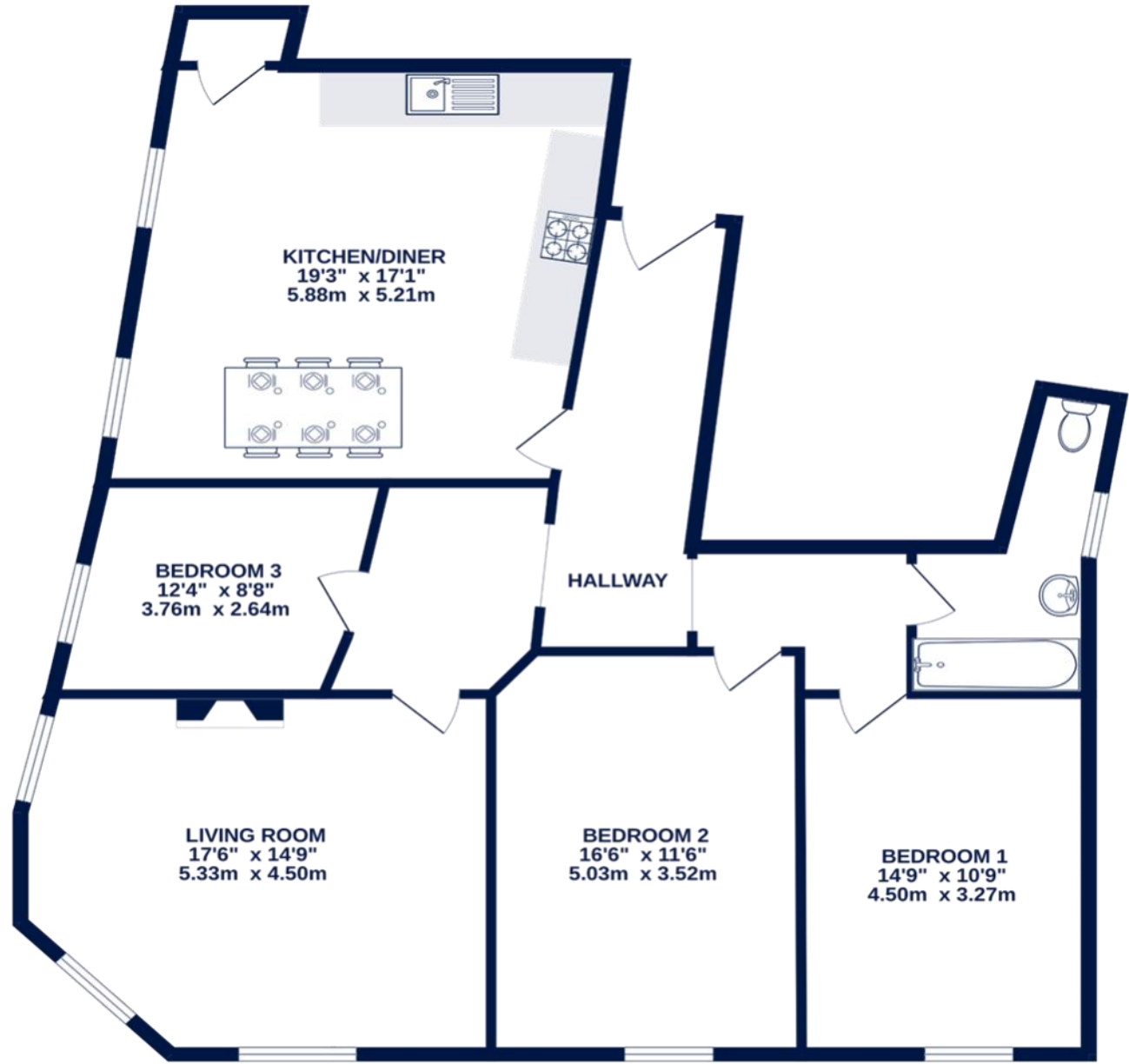


Below: Bathroom Room





ACCOMMODATION LAYOUT



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 and electricity. Heating is by gas central heating. The property windows are double glazed.

**EER Rating:**  
EER: D(58)

**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 715 065 or Email [girvan@bruachproperty.com](mailto:girvan@bruachproperty.com)

**Possession:**  
Vacant possession and entry will be given on completion.

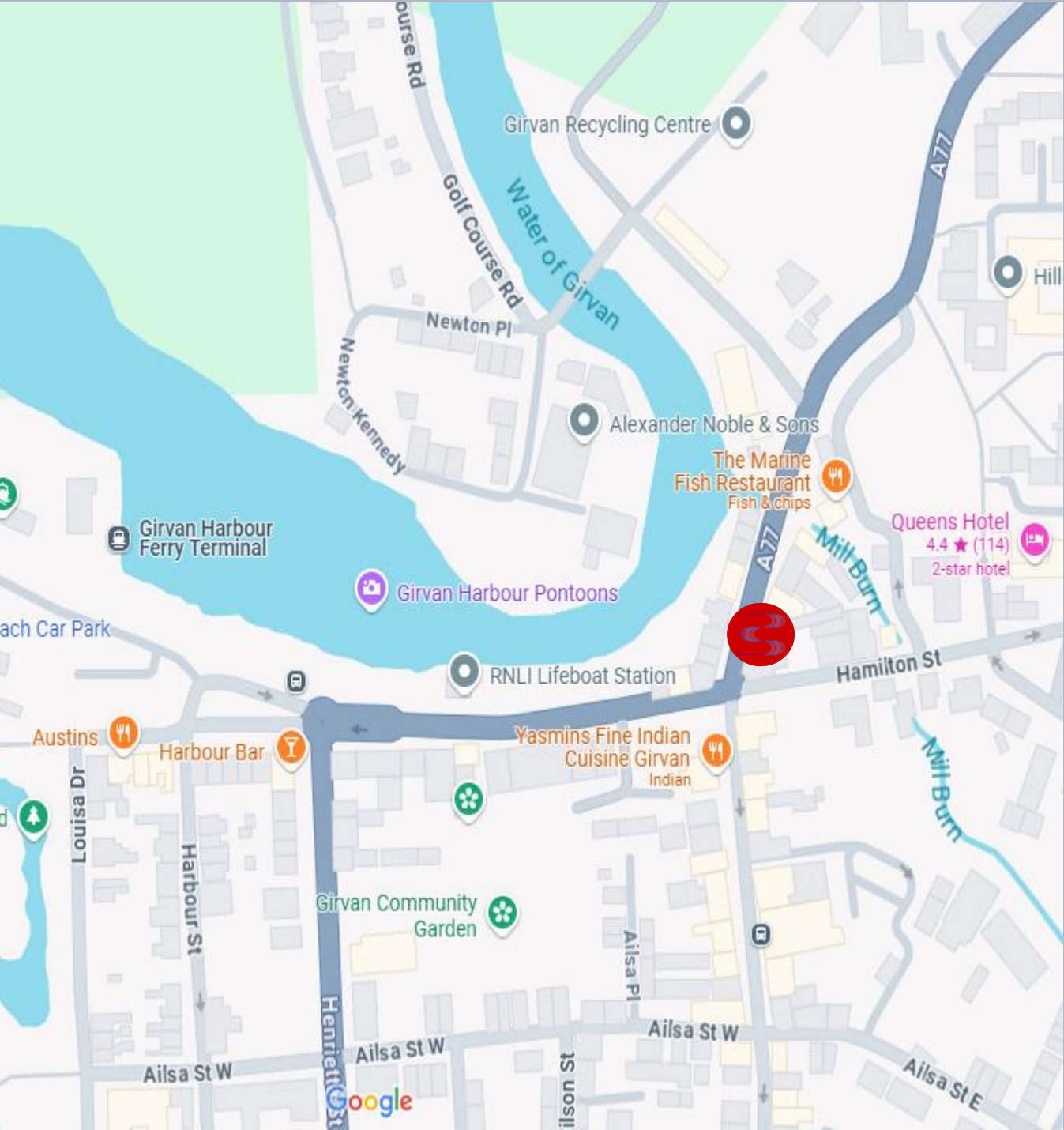
**Offers:**  
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal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

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T: 01456 715 065 | F: 01465 238002**

### TROON

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T: 01292 690940 | F: 01292 737 570**

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