





## 22 Wilson Street | Girvan

Bruach Property are proud to present to the market 22 Wilson Street, an all on the level mid terrace two bedroom bungalow located on a quiet street within walking distance of Girvan town centre and the picturesque sea front. This immaculate two-bedroom residence boasts a thoughtfully designed all-on-one-level layout, making it an ideal for families or retirees looking for a low-maintenance property. We highly recommend arranging a viewing to fully appreciate the potential of this remarkable bungalow.



Upon entering the property, one is greeted by a L-shaped hallway that provides convenient access to the main apartments. To the left of the hallway, the bright and inviting front-facing living room awaits, tastefully decorated and featuring a large window that floods the room with natural light. Adjacent to the living room you will find a modern kitchen, fitted with floor and wall mounted units and streamlined worktops with matching splash backs. The kitchen further benefits from having built in fridge/freezer, dishwasher, microwave, fan oven and gas hob. A doorway from the kitchen leads to the delightful sunroom, currently utilised as a dining area, where you can enjoy views overlooking the rear garden. For added practicality, an external door from the sunroom provides direct access to the outdoor space.

The sleeping accommodation comprise two generously-sized double bedrooms. The master bedroom, the larger of the two, boasts the luxury of double aspect windows that flood the room with an abundance of natural light, creating a bright and airy ambiance. This spacious room also offers the flexibility of various furniture configurations. The second bedroom, also a comfortable double, is situated to the rear of the property, providing pleasant views across the well-maintained rear garden.

Completing the home's impressive accommodation is a stunning shower room that exudes a sense of elegance and tranquillity. Featuring pristine white wet wall surfaces and striking black tiling on the floor, with a spacious walk-in shower, a stylish bowl sink with a waterfall tap, and a WC. For added convenience, the property also benefits from a dedicated utility room, discreetly located off the hallway to the rear of the home.

Accessed through the sunroom, the enchanting rear garden provides a private and enclosed outdoor retreat. The garden showcases a well-manicured grass lawn and paved patio areas, offering versatile spaces for both entertainment and relaxation. The paved patios present various seating options, making them the perfect spot to host gatherings or simply unwind during the warm summer months. The garden further benefits from having an external outbuilding for storage.

This exceptional property further benefits from the comfort of gas central heating and the efficiency of double glazing throughout, ensuring a warm and inviting atmosphere year-round.





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. : BRU3124

Below: Sun Room





Below: Kitchen



Below: Utility Room      Right: Hallway





Below: Bedroom One





Below: Bedroom Two





Below: Shower Room

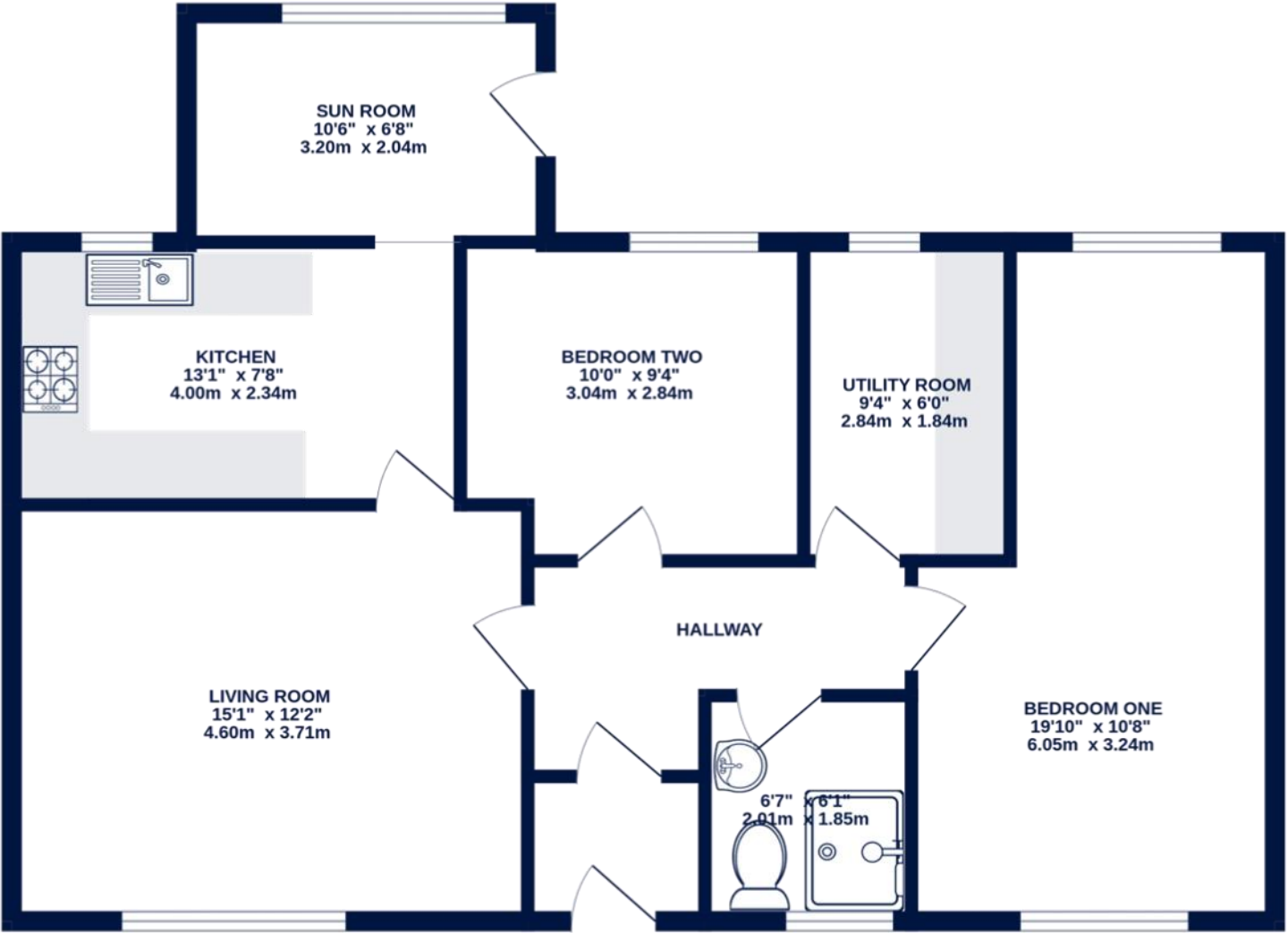




Below: Garden



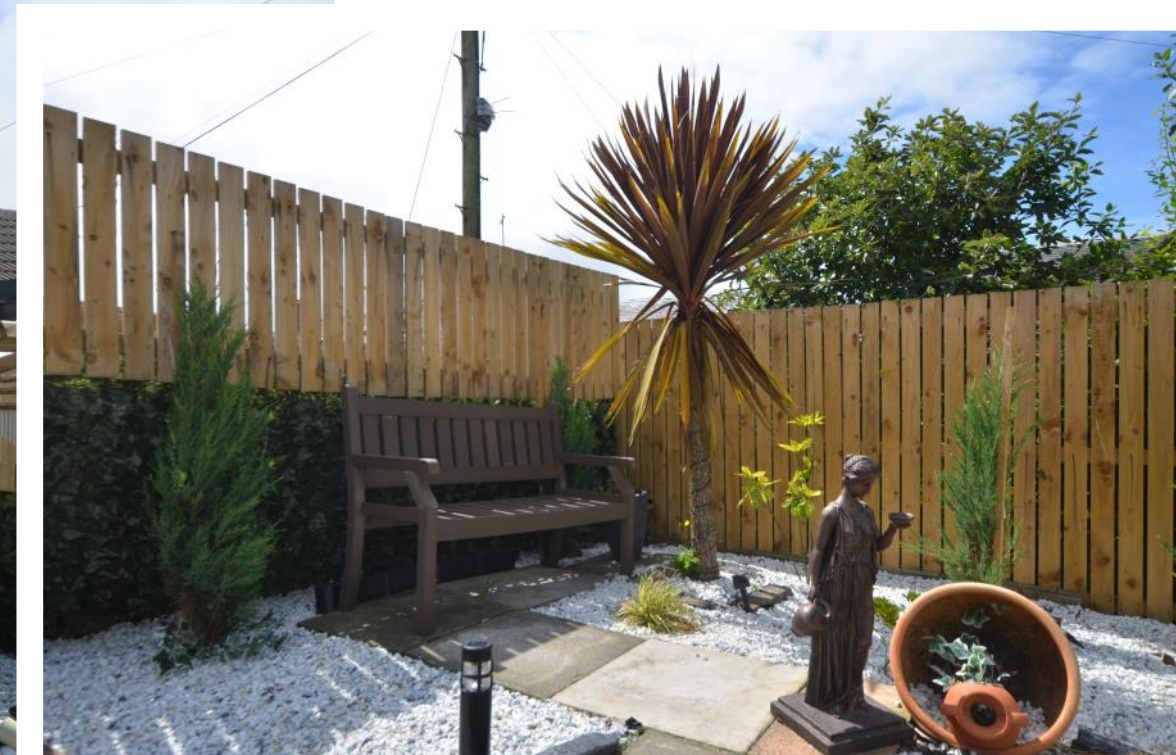




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only 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: Garden





**GENERAL REMARKS**

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

**EER Rating:**  
EER: D68

**Council Tax:**  
The property is band C and the amount of council tax payable for 2024/2025 is £1,777.38  
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 [info@bruachproperty.com](mailto:info@bruachproperty.com)

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

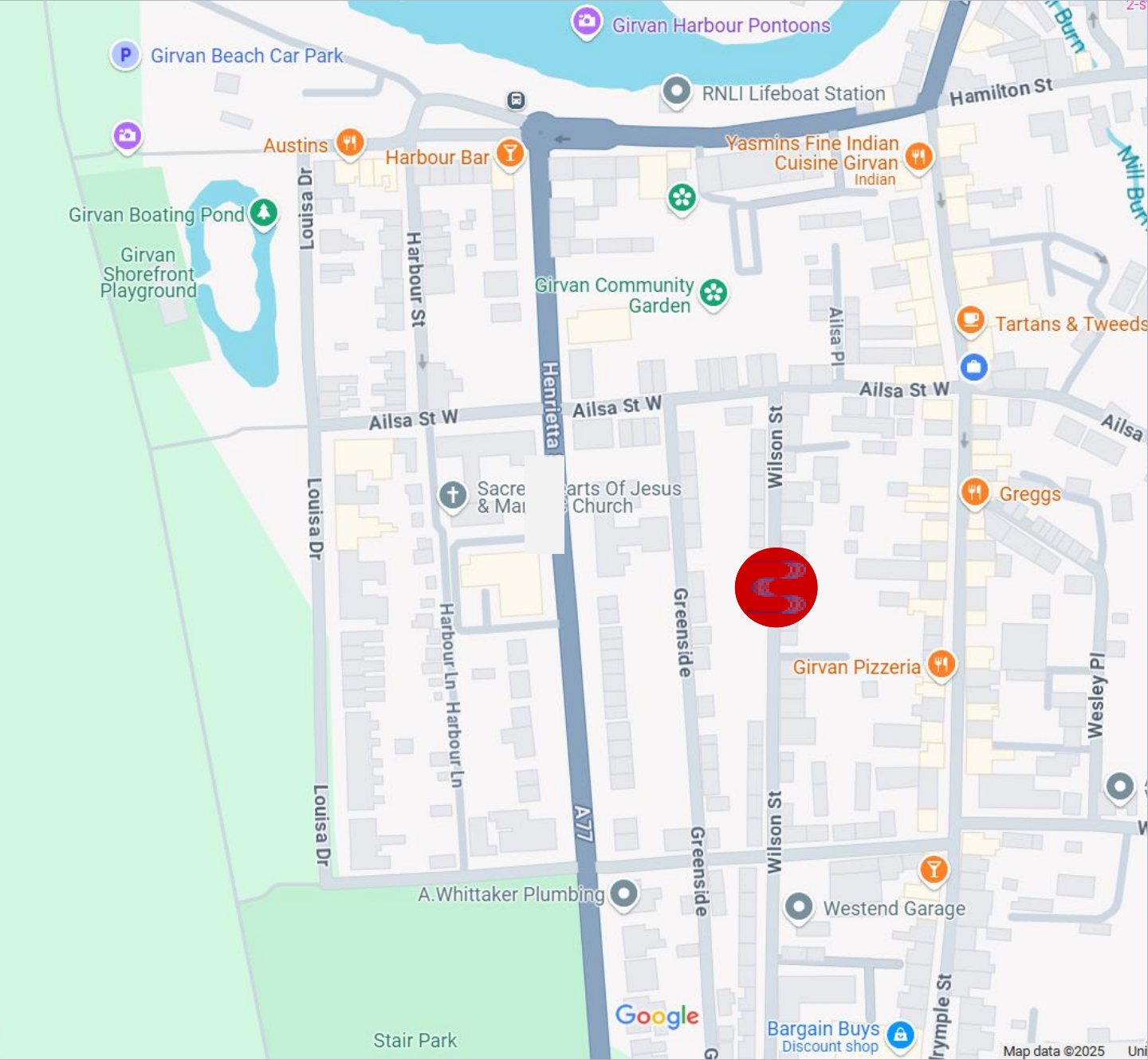
**Offers:**  
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal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

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

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

### Important Notice

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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.

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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 June 24./20