



20 Golf Course, Girvan

We are thrilled to present to the market 20 Golf Course, a charming 3-bedroom red sandstone semi-detached villa located on the stunning sea front, offering panoramic views of the Ayrshire coastline and beyond. Ideally situated for easy access to local schools, the town centre, and the beach, this spacious and extended villa promises a fantastic living experience. With its generous proportions and thoughtfully designed rear extension, this property is perfect for both growing families and those seeking a serene seaside retreat. The combination of space, location, and views makes this home an exceptional find. This sea-front property truly is a must-see, and we highly recommend a viewing to fully appreciate the incredible quality of life it offers.



This property offers a spacious and extended layout, providing open-plan living with a seamless flow throughout. Upon entering, you are welcomed into a large hallway, with stairs leading up to the first floor. The formal living room, located at the front of the property, features a large bay window and a striking fireplace with a living flame gas stove. The bay window provides breathtaking panoramic views of the coastline and the sparkling sea beyond.

Moving toward the rear of the property, you enter the modern open-plan kitchen and dining area. This space flows effortlessly into a large, bright family area with patio doors that open to the rear garden. The family area is a flexible, light-filled space that can accommodate a variety of furniture configurations. The kitchen itself is a chef's dream, with sleek, neutral-toned cabinetry offering ample storage and preparation space. Fully equipped with high-quality appliances, including a four-ring gas hob, fan oven, microwave, fridge-freezer, and dishwasher, the kitchen caters to all your culinary needs. The kitchen also includes a dedicated dining area. Adjacent to the family area is a convenient utility room, providing additional space for laundry appliances. Completing the ground floor is a spacious bathroom, featuring a bath, sink with a vanity unit, and a WC.

Stairs from the ground floor lead to the upper landing, where you will find two spacious double bedrooms, a single bedroom, and a shower room. The front-facing bedrooms offer breathtaking views towards the iconic Ailsa Craig and the Isle of Arran, while the rear-facing bedroom overlooks the garden and surrounding hills.

Outside, the property features a low-maintenance garden. At the rear, you'll find an enclosed garden with paving, providing a perfect spot to enjoy the summer sunshine. At the bottom of the garden, metal gates open onto a driveway, offering off-street parking. The front of the property boasts a large paved area with flower borders, along with panoramic views of the Ayrshire coastline. A side gate on the left provides access to the rear garden. Additional benefits include a garage and a timber shed for extra storage.



Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3126

Below: Family Area



Below: Kitchen Dining Area



Below: Kitchen



Below: Hallway



Below: Bathroom



Below: Bedroom One



Below: Bedroom Two



Below: Bedroom Three



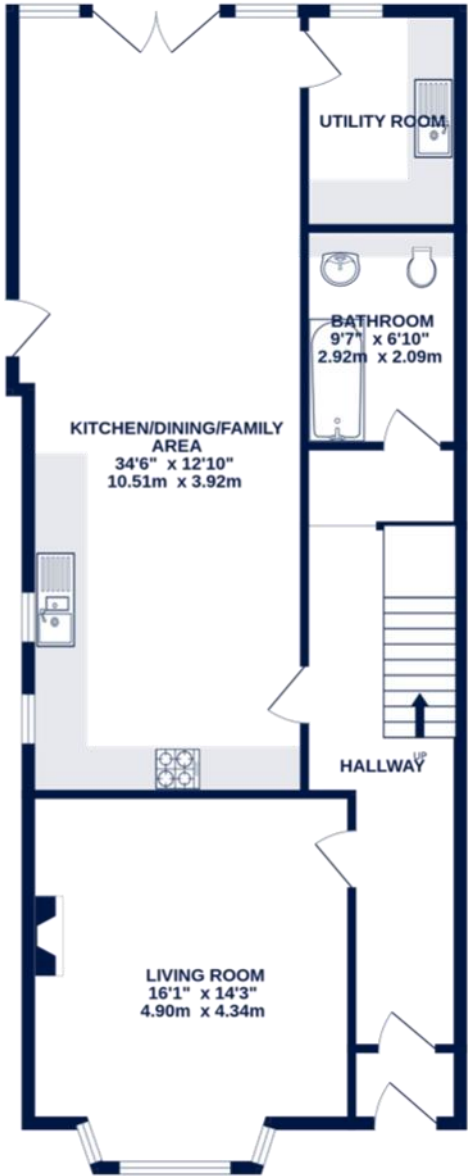
Below: Shower room



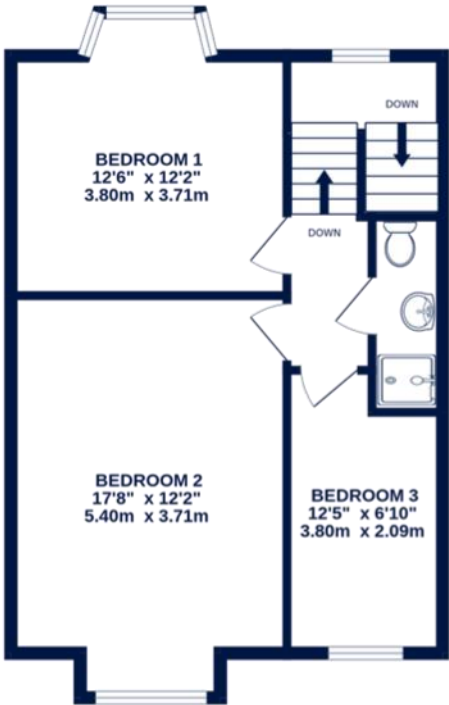
Below: Rear Garden



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: D

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

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

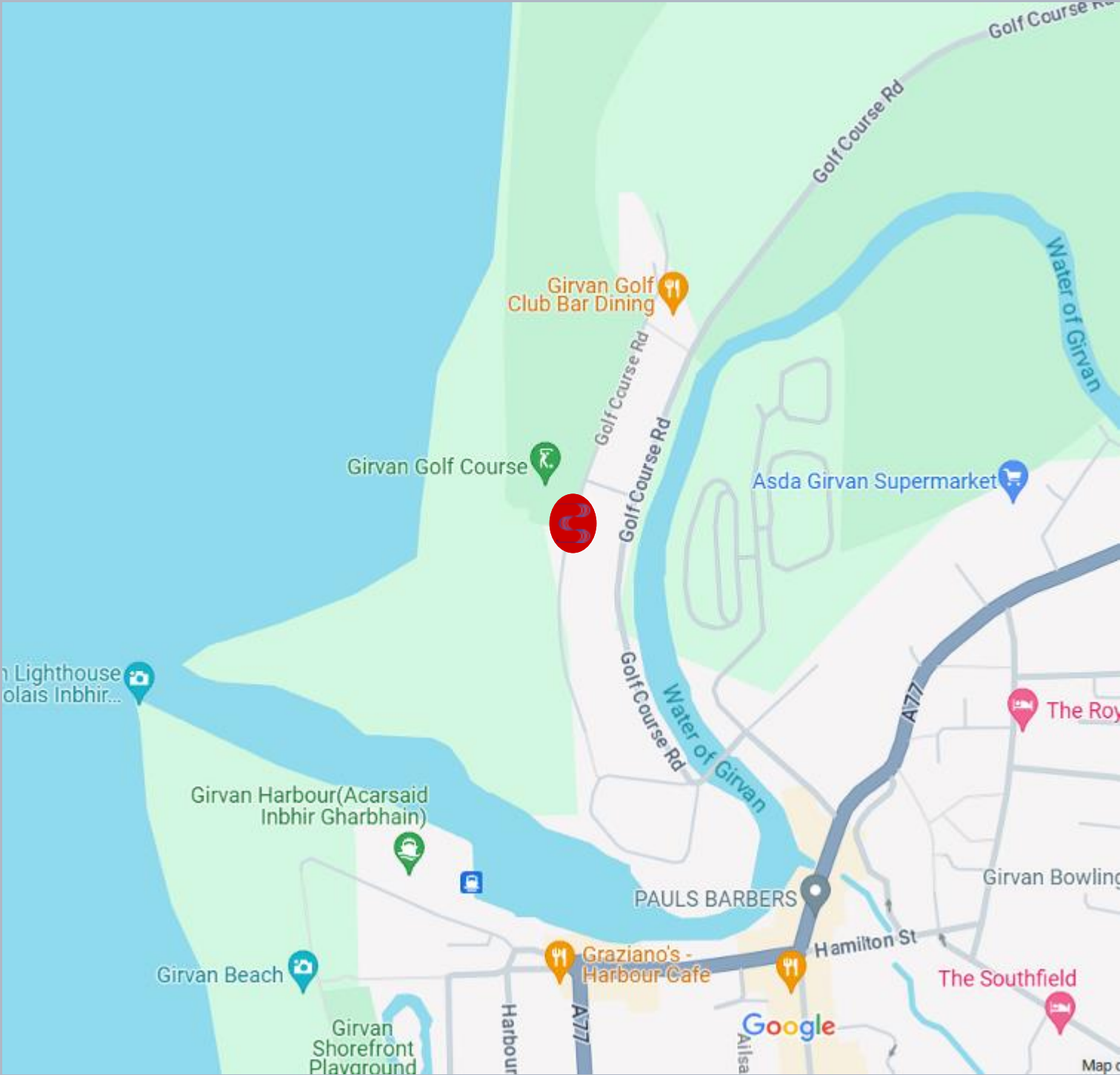
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note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

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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.

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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 May 2024. and February 2025