



20 Wheatfield Road | Girvan

Nestled in the sought-after Wheatfield Road area of Girvan, this lovely two-bedroom bungalow offers a spacious and practical layout. The south-facing garden and single-level accommodation make this an appealing option for a variety of buyers. Presented in walk-in condition, the property sits on a quiet cul-de-sac, making it an ideal choice for those looking to downsize. Viewing is highly recommended to appreciate this rare opportunity, a stunning, low-maintenance home in a desirable location that is sure to impress even the most discerning buyer.



On entering the spacious storm porch you will find a glass entrance door leading to the welcoming entrance hall. Three convenient storage cupboards flank the hallway, offering ample space to neatly tuck away coats, shoes, and other everyday items. This thoughtful layout ensures the hallway remains uncluttered. Stepping into the spacious, front facing lounge, one is struck by the abundance of natural light flooding the room from the large picture window overlooking the front garden. The generous dimensions of this living area provide a versatile layout, allowing for a variety of furniture configurations to suit the homeowner's needs. Transitioning to the rear of the property you will find the dining area offering views across the south facing garden. Adjacent to the dining area you will find a modern kitchen. Sleek, coordinating base and wall mounted units in a neutral tone provide ample storage and workspace, complemented by practical worktops. The kitchen is complete with comprehensive suite of integrated appliances, including a gas hob, cooker hood, fan oven, fridge and space for a washing machine. An external door from the kitchen provides direct access to the rear garden, seamlessly blending indoor and outdoor living.

The sleeping accommodation offers two well-appointed bedrooms, each with its own unique character and features. The largest bedroom, located to the front boasts built-in wardrobes and views over the garden. Bedroom two is situated to the rear with built in wardrobe and with garden vistas. Completing the accommodation is a spacious shower room, featuring a WC, wash basin, double shower, the perfect place to unwind.

Enhancing the property's appeal, the gas central heating and double glazing throughout ensure year-round comfort and energy efficiency.

The well-maintained gardens further complement the home's appeal. The front garden is laid to grass with mature shrubs, creating a welcoming and entrance. The rear enclosed garden is also predominantly grassed, with mature trees and shrub borders providing privacy. Various seating areas within the rear garden offer the perfect spots to enjoy the summer sunshine. Completing the outdoor space, a large mono block driveway to the side of the property provides access to a detached garage, offering ample room for parking and additional storage needs.



Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065 or
Email: girvan@bruachproperty.com
Ref No. : BRU3121

Below: Kitchen



Below: Dining Room



Below: Storm Porch and Hallway



Below: Bedroom One



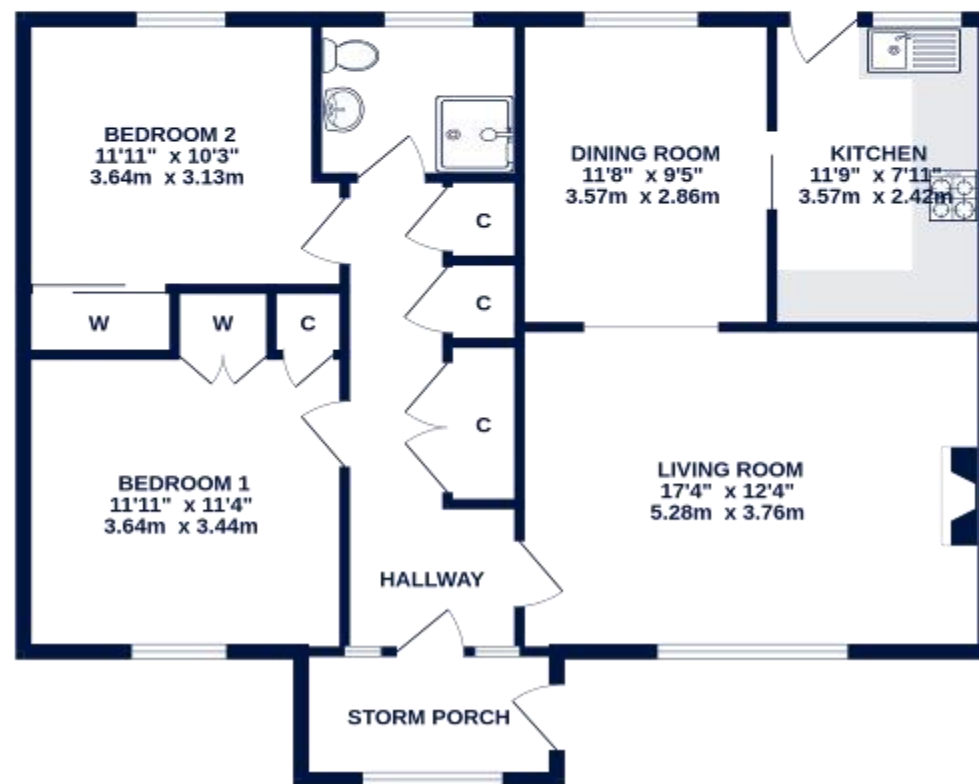
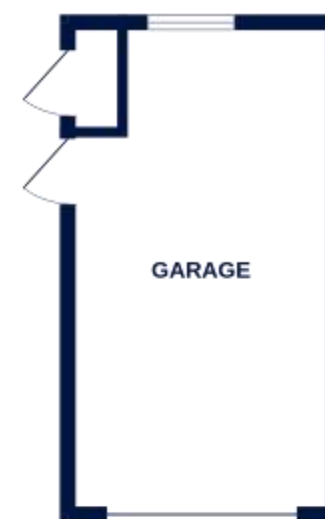
Below: Bedroom Two



Below: Shower 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.



Below: Rear Garden



Below: Front 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 E and the amount of council tax payable for 2024/2025 is £2,577.10
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

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.

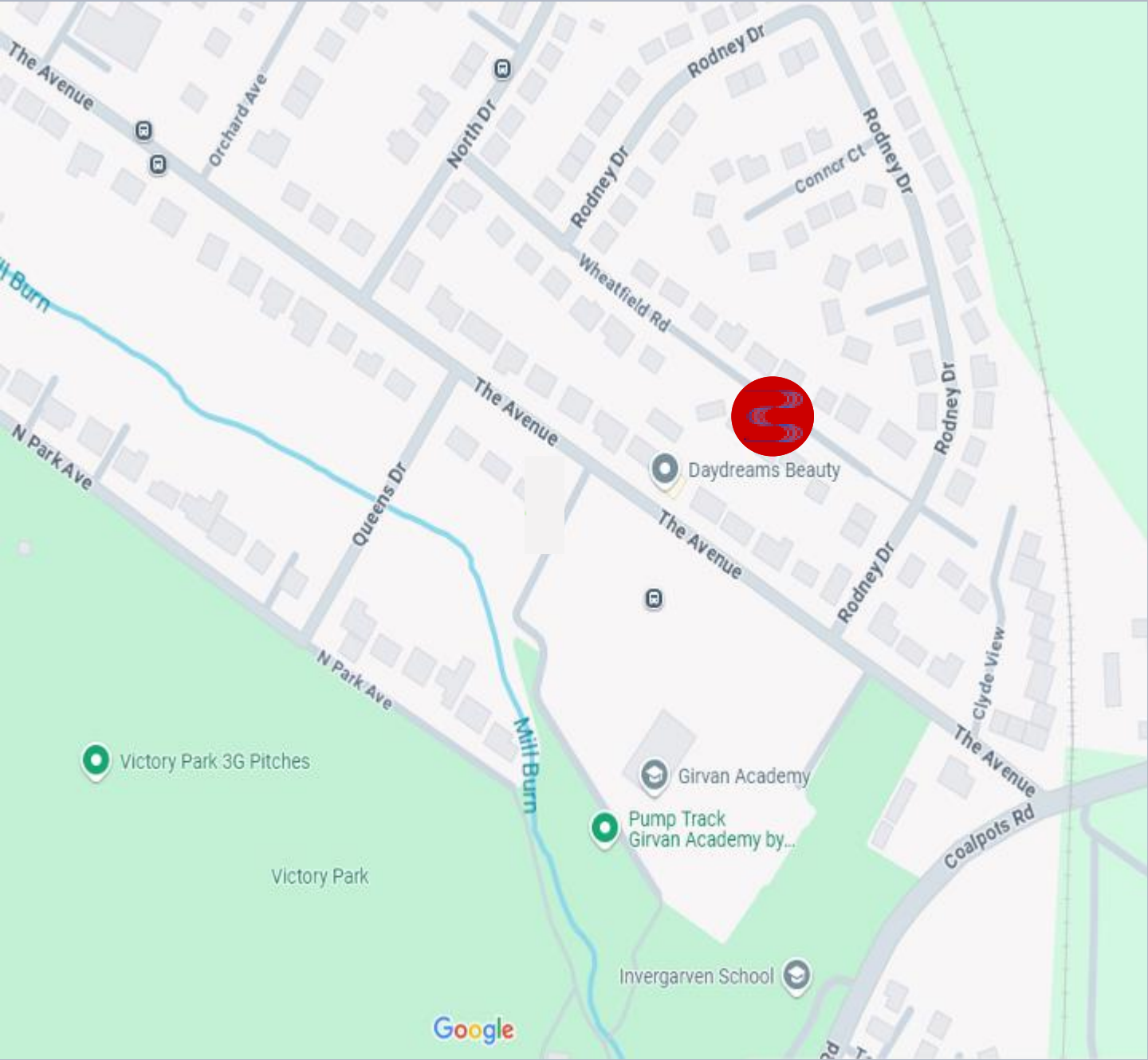
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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