





## 14 Roodlands Road, Girvan

Bruach Property is delighted to present 14 Roodlands Road, a charming two bedroom detached bungalow ideally located in the heart of the picturesque seaside town of Girvan. This attractive home offers the perfect balance of coastal tranquillity and everyday convenience, just a short stroll from Girvan's beautiful seafront and a wide range of local amenities. Set on one level, the bungalow provides flexible and easily accessible living space, making it an excellent choice for retirees, downsizers, or anyone seeking low maintenance living without compromising on comfort or practicality. Whether you're looking for a peaceful retreat or a home with everything close at hand, 14 Roodlands Road delivers both. Early viewing is highly recommended to fully appreciate all this delightful property has to offer.



An entrance vestibule opens into a bright and generous hallway, setting the tone for the rest of the property's light filled interior. To the front, the spacious living room is a true centrepiece, flooded with natural light from two large windows and anchored by a charming feature fireplace, creating a welcoming and elegant space to relax or entertain.

The kitchen is both modern and practical, offering an abundance of wall and floor mounted units, providing excellent storage and workspace. Fitted appliances include a induction hob, fan oven and extractor hood, while a built-in breakfast bar adds a sociable touch, ideal for casual dining or morning coffee. Adjacent to the kitchen is a useful utility room with direct access to the rear garden, offering a dedicated space for laundry and household tasks. Flowing seamlessly from the utility area, a bright conservatory, currently used as a dining room, offers delightful views over the rear garden, making it a perfect spot for dining, reading, or simply enjoying the peaceful surroundings.

The home offers two generous double bedrooms, one positioned at the front and the other at the rear, both benefiting from large windows that allow natural light to fill the rooms. A central inner hallway leads to a well appointed shower room featuring a shower cubicle with electric shower, WC, and wash basin. Additional storage is thoughtfully integrated throughout the home, including hallway cupboards that help maintain a clutter free environment.

Externally, the property boasts strong kerb appeal, with a paved path and decorative stone chips framing the entrance. The expansive rear garden is a true highlight, offering a tranquil outdoor haven with a large lawn, paved patio, and mature shrubbery and trees. At the top of the garden, a generous stone-chipped area with gates accessed from Wesley Place provides ample off-street parking for multiple vehicles.

Completing the package, the home benefits from gas central heating and double glazing throughout, ensuring warmth, comfort, all year round.



Below: Living Room





Below: Conservatory





Below: Kitchen





Below: Utility Room



Below: Hallway



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. : BRU3081



Below: Bedroom One





Below: Bedroom Two





Below: Shower Room





Below: Rear Garden



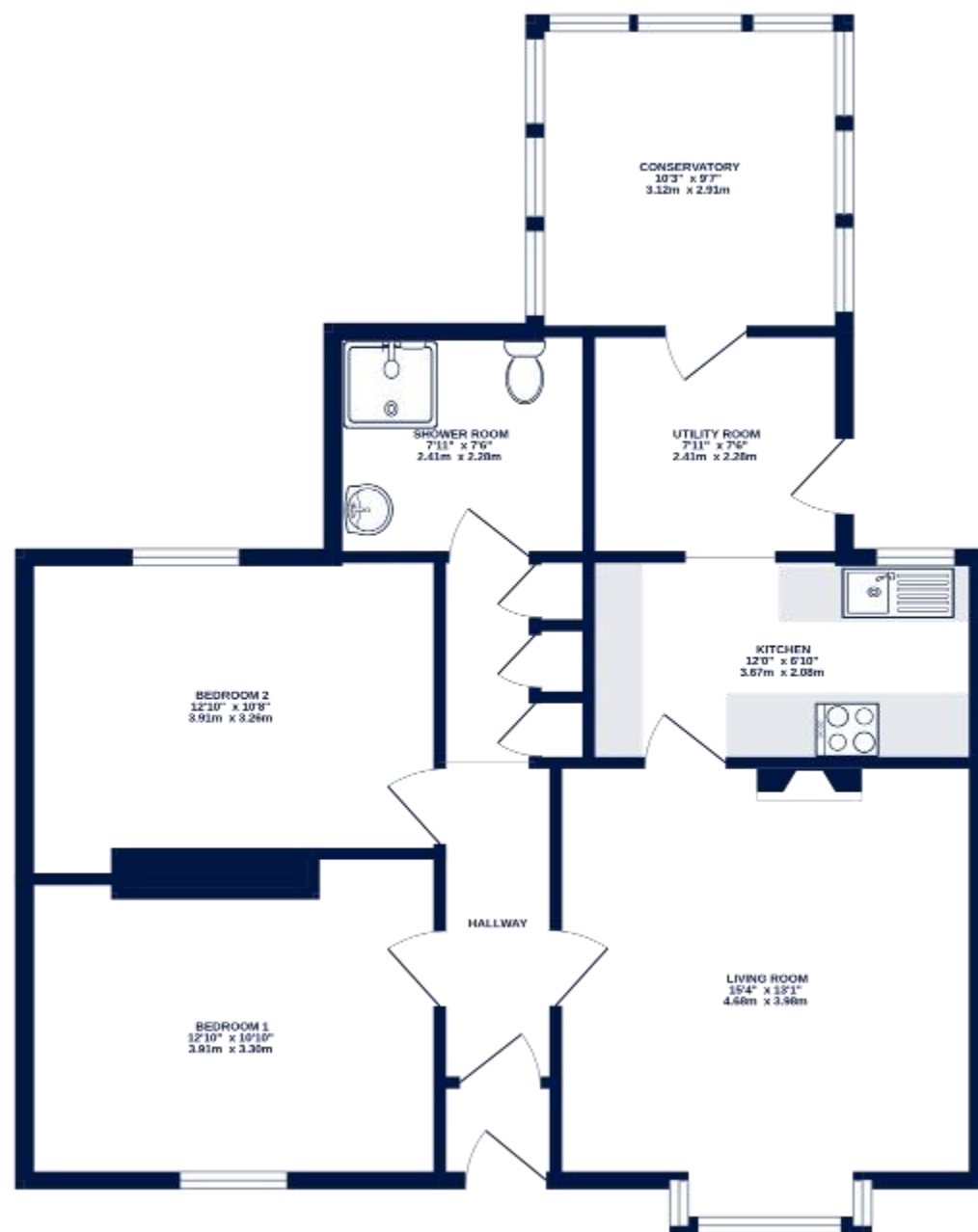


Below: Read Garden





## ACCOMMODATION



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: Large Driveway Off Street Parking





**GENERAL REMARKS**

**Services:**

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

**EER Rating:**

EER: C(69)

**Council Tax:**

The property is band C and the amount of council tax payable for 2025/2026 is £1,928.71  
South Ayrshire Council Tel: 0300 123 0900.

**Viewing:**

Strictly by appointment with Bruach Property Ltd , 31 Dalrymple Street, Girvan,KA26 9EU  
Tel:01465 715065 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.

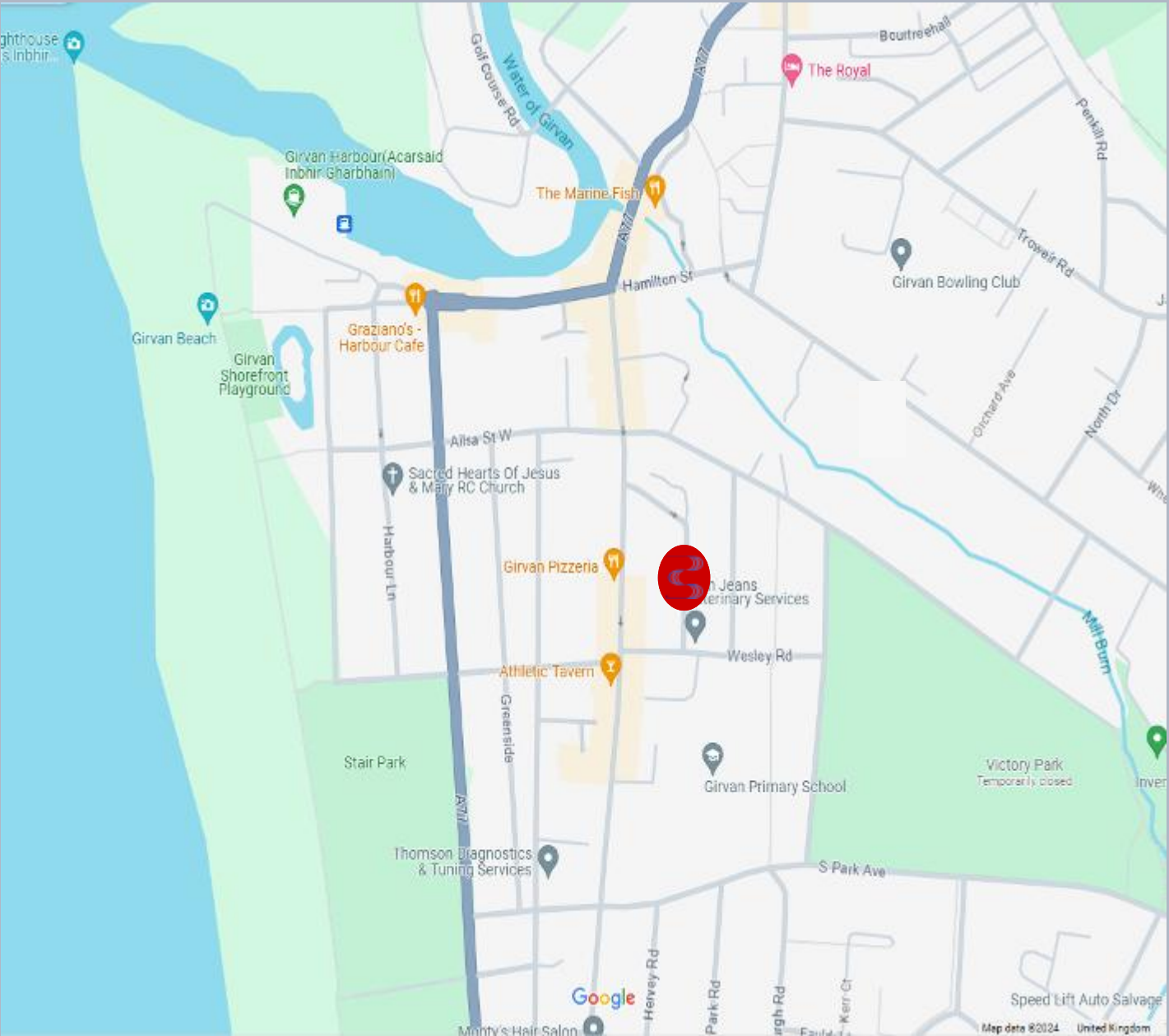
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

**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.

## What's 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](mailto:info@bruachproperty.com)  
T: 01655 331 616 | F: 01465 238002**

### TROON

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

**E: [troon@bruachproperty.com](mailto: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 August 2025