



18 Edmiston Drive, Girvan

Bruach Property are delighted to present for sale 18 Edmiston Drive, Girvan, a spacious two bedroom semi-detached house with a detached garage, ideally positioned on the seafront. This attractive property boasts spectacular coastal views towards Ailsa Craig and the Isle of Arran, offering an exceptional opportunity for those seeking a seaside lifestyle. Located just a short ten-minute walk from Girvan town centre and only a stone's throw from the beach, this home is perfectly suited to both full time coastal living and as a charming holiday retreat. 18 Edmiston Drive represents a rare opportunity to secure a well appointed, seafront property in a prime location. Early viewing is highly recommended to fully appreciate the space, views, and lifestyle on offer.



The accommodation comprises a bright, double glazed entrance porch, providing a pleasant space to sit and enjoy the sea views. This leads into a welcoming reception hallway that gives access to all the main ground floor apartments. Located off the hallway is a spacious and naturally bright lounge/diner, featuring double aspect windows that allow light to flood the space throughout the day. The lounge area is positioned to the front of the property and enjoys panoramic coastal views, offering a range of layout possibilities. Adjacent to the lounge, the dining area benefits from a rear facing window overlooking the garden, creating an ideal space for both everyday dining and entertaining.

From the dining area, a doorway leads through to the modern kitchen located at the rear of the property. The kitchen is fitted with a range of contemporary wall and floor mounted units, complete with a stainless steel sink, integrated fridge/freezer, dishwasher, washing machine, fan oven, ceramic hob, and microwave. Stylish worktops and matching splashbacks complete the modern look, and an external door provides direct access to the rear garden. Completing the ground floor accommodation is a family bathroom, fitted with a bath and over bath shower, WC, and a vanity unit. The space is finished with wet wall panelling above the bath, offering a clean and low-maintenance solution.

A staircase from the hallway leads to the first floor landing, which gives access to two generously sized double bedrooms and a large modern shower room. The first bedroom is situated to the rear of the property and includes a built-in storage cupboard, with a window offering pleasant views over the rear garden and views over the town. The second bedroom is located at the front of the house and features a built-in wardrobe with sliding mirrored doors, an over stairs storage cupboard, and a large window framing spectacular panoramic views of the coastline. The shower room is stylishly presented, comprising a quadrant shower enclosure, WC, and vanity sink unit.

Externally, the property benefits from gardens to both the front and rear. The front garden is enclosed by a brick boundary wall and designed for low maintenance, with artificial grass, a paved patio area, and decorative stone chips. A paved driveway to the left hand side of the property leads to a detached brick built garage, which includes a rear window, power supply, and an electric garage door.

The rear garden is fully enclosed by a combination of brick wall and timber fencing and is laid with paving slabs and decorative stone chips, providing several seating areas ideal for relaxing in the summer sun.





Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3151

Below: Dining Area



Below: Kitchen



Below: Porch



Below: Bathroom Left: Entrance Hall



Below: Bedroom One



Below: Bedroom Two



Below: Shower Room



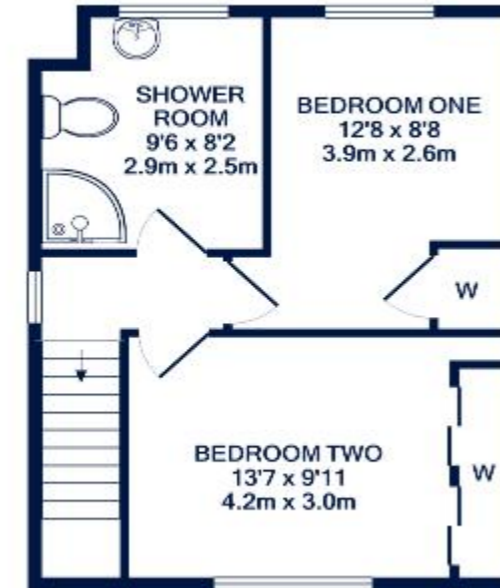
Below: Read Garden



ACCOMMODATION LAYOUT



GROUND FLOOR

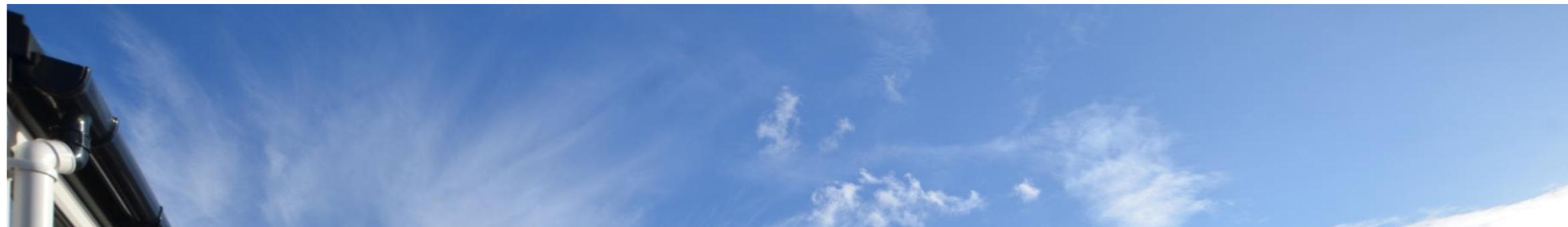


1ST FLOOR

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 and Driveway





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: D(68)

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

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.

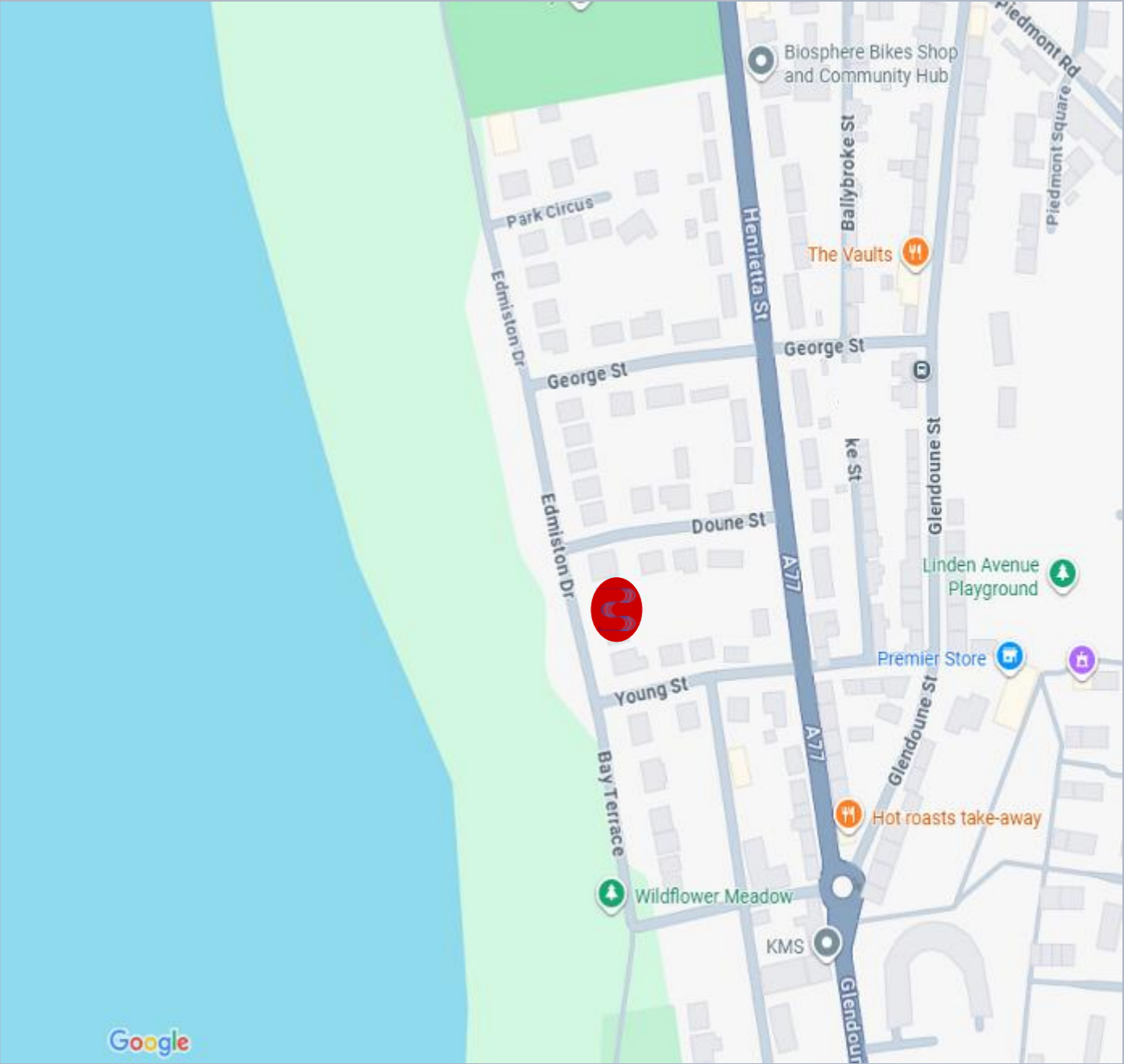
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

What's 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.

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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 September 2025