



4 Red Cottage, Girvan

Located just two miles from the charming coastal town of Girvan, Red Cottage is a semi-detached property that offers buyers the chance to embrace a picturesque seaside lifestyle, with the added benefit of development potential. This two bedroom home is in need of refurbishment, offering a fantastic opportunity to modernise and create a property tailored to your own tastes and requirements. Situated a short distance from the rugged Scottish shoreline, the cottage boasts uninterrupted views of Ailsa Craig and the Isle of Arran. With stunning coastal scenery and close proximity to both Girvan and the world renowned Trump Turnberry, 4 Red Cottage represents a rare opportunity to secure a property in one of South Ayrshire's most scenic locations. Early viewing is highly recommended.



A welcoming entrance porch leads into an inner hallway, providing access to the main living accommodation. To the front of the property is a generously sized living room, featuring a charming fireplace and a large window overlooking the front garden. From here, double glass doors open into a bright, rear facing sunroom, which boasts double aspect views across the Clyde coastline and beyond, a perfect space for relaxing and enjoying the scenery.

Adjacent to the living room is the kitchen, which benefits from a garden-facing window and an external door leading outside. A doorway from the kitchen leads into a second inner hallway, which provides access to the main bathroom. This bathroom is fitted with a corner bath, over-bath shower, WC, and sink.

The bedroom is located at the rear of the property, accessed via the main hallway. It features a built-in cupboard and an adjoining en-suite shower room, offering added convenience and privacy. Completing the internal accommodation is a storage room located off the entrance hall. The property also benefits from solar panels and partial double glazing.

Externally, the front of the property offers parking for several vehicles. To the side and rear, you'll find garden space with stunning views over the surrounding coastal landscape, creating an ideal setting for outdoor enjoyment.

While the property requires refurbishment, it presents a fantastic opportunity to modernise and create a home tailored to your own tastes and requirements.

Situated just 2 miles from the town of Girvan, the property enjoys close proximity to a wide range of local amenities, including primary and secondary schools, restaurants, and shops. For golf enthusiasts, the world renowned Trump Turnberry golf course is located nearby. Additionally, the property benefits from excellent rail links to Ayr and Glasgow, making it a desirable choice for those seeking a well connected coastal retreat.



Below: Living room



Below: Sun Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3142

Below: Bedroom



Below: Ensuite Right : Rear of Bedroom

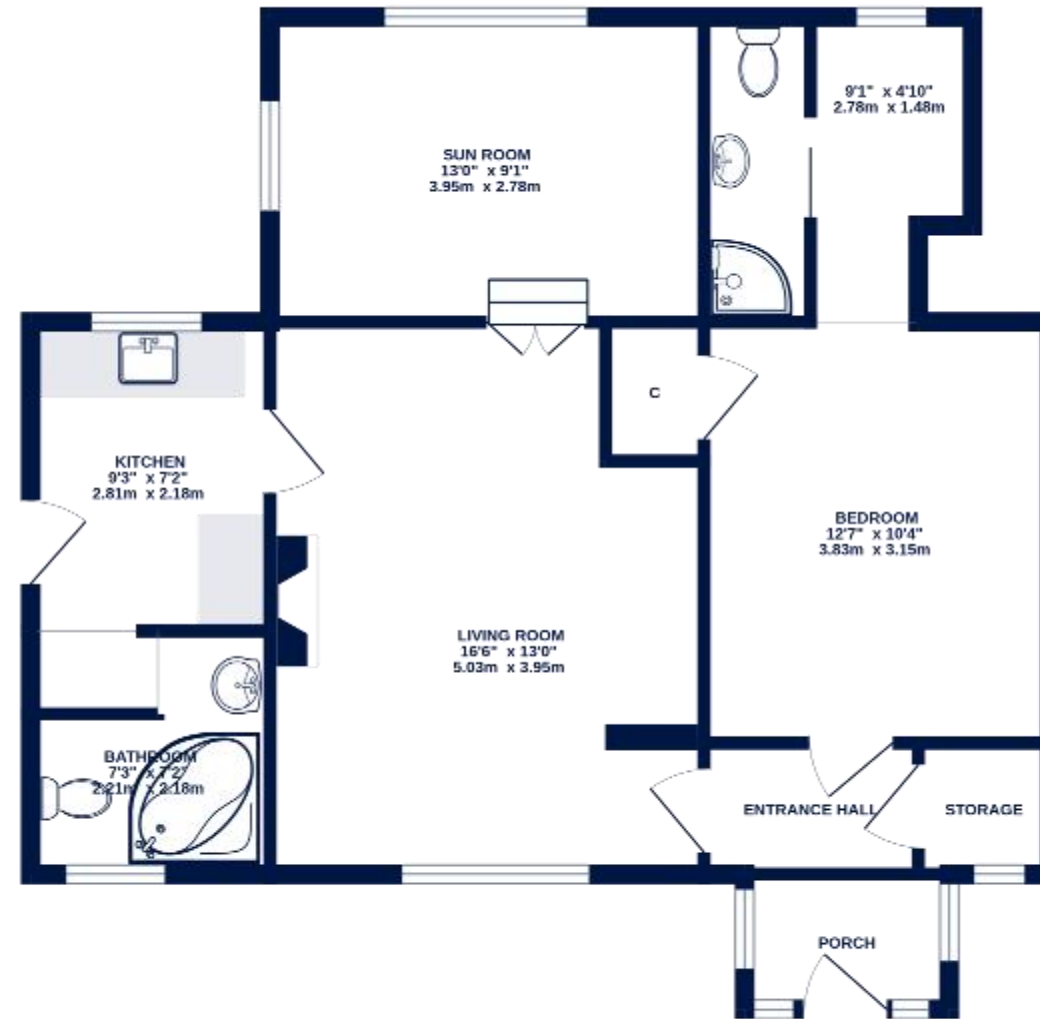


Below: Bathroom Right: Kitchen



Below: Front Elevation and Side Elevation





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: View of the Property Right: View from property





GENERAL REMARKS

Services:

The property has mains water and electricity. Drainage is by a shared septic tank. Heating is solid fuel heating. The property windows are part double glazed with timber glazing.

EER Rating:

EER: D(60)

Council Tax:

The property is band A and the amount of council tax payable for 2024/2025 is £1,446.53
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.

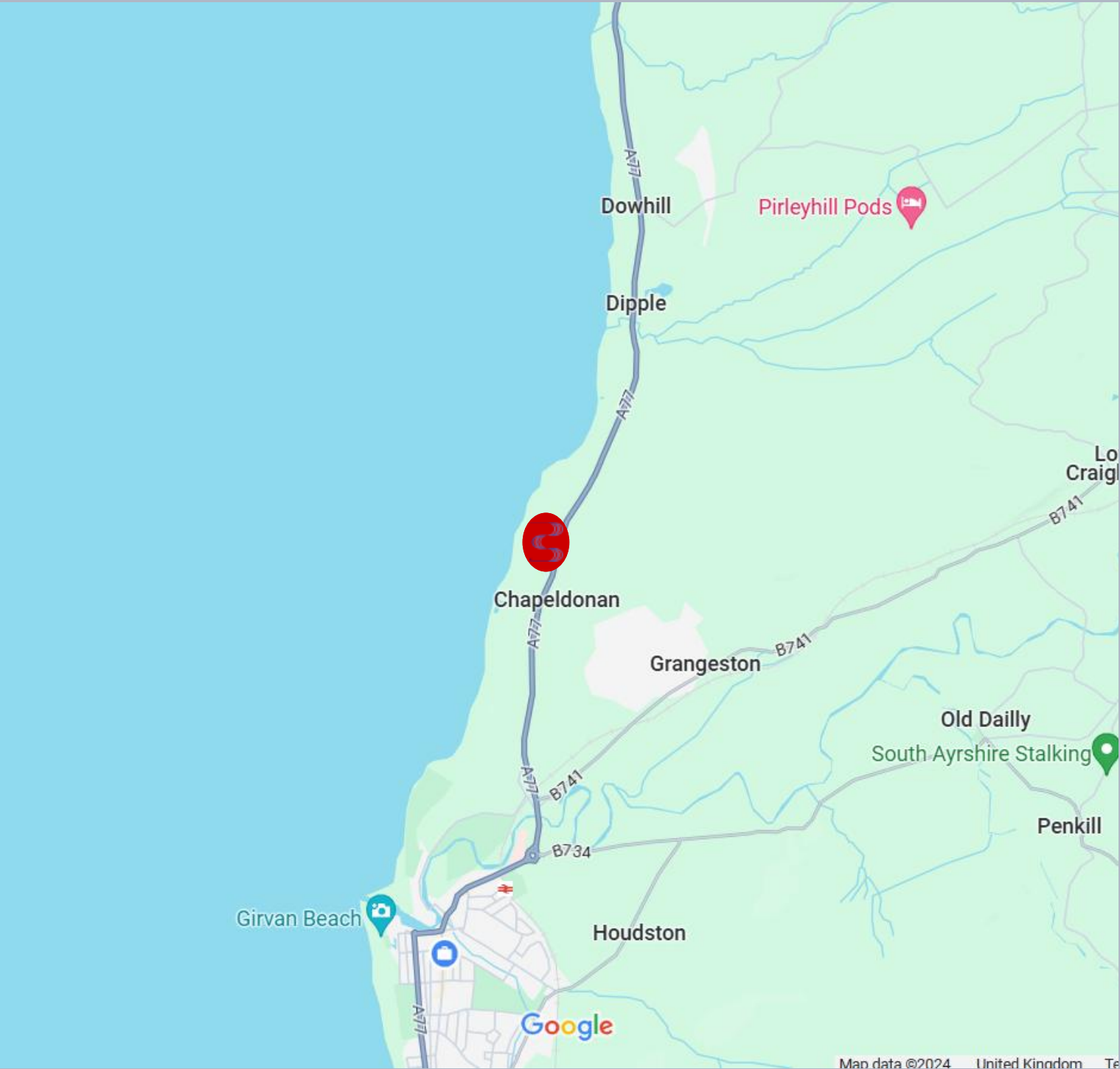
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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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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.

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 September 2025.