



Orchard House, 19 The Avenue, Girvan

Bruach Property is delighted to present Orchard House, 19 The Avenue, Girvan, an exquisite three-bedroom detached home nestled in the heart of this charming coastal town. From the moment you step inside, you're welcomed into a bright and spacious living environment, thoughtfully arranged over two levels. This beautiful home is offered to the market in true walk-in condition, with generous accommodation that delivers exceptional comfort, convenience, and flexibility, ideal for modern family living. Boasting picturesque views over the adjacent Orchard Gardens, the property combines a peaceful setting with easy access to local amenities. Early viewing is highly recommended to fully appreciate the quality, presentation, and prime location of this superb home on The Avenue.



Upon entering Orchard House, you are welcomed into a charming entrance vestibule that opens into a bright and spacious entrance hall. From here, you gain access to all ground floor apartments, as well as the staircase leading to the mezzanine and first floors. A convenient cloakroom/toilet is neatly tucked beneath the stairs, offering ample storage for coats, shoes, and everyday essentials, keeping the hallway tidy and well-organised.

The front-facing lounge is a bright and inviting space, flooded with natural light from large dual aspect windows that overlook the garden grounds. A stylish feature fireplace with living flame fire adds a cosy focal point to the room. Generous in size, this room comfortably accommodates various furniture layouts, making it ideal for both relaxing and entertaining. To the right of the hallway, you'll find a spacious dining room, also front facing, with garden views through a large window and another attractive feature fireplace with a living flame gas fire. From the dining room, a door leads to a delightful sunroom, which features patio doors opening out to a timber deck perfect for enjoying the outdoors and accessing the fabulous private garden grounds. Completing the ground floor accommodation is a modern, well-appointed kitchen with an adjoining utility room. The kitchen is fitted with coordinating wall and base units in a neutral tone, offering ample storage and worktop space. It includes an integrated oven, ceramic hob, dishwasher, and a stylish composite sink, combining practicality with contemporary design.

Stairs from the entrance hall lead first to the mezzanine level, where you'll find the family bathroom, complete with a corner bath, separate shower enclosure, wash hand basin, and WC all thoughtfully designed for family comfort. Continuing up to the first floor, you will discover three generously sized double bedrooms, each with its own unique charm and character. All bedrooms enjoy lovely views over the gardens and beyond, with bedroom one and bedroom three benefiting from double aspect windows, allowing an abundance of natural light.

Externally, the home continues to impress. To the front, a tarmac driveway provides a smart and impressive welcoming entrance. To the side, there is a dedicated parking area for multiple vehicles ideal for families or guests.

The generous rear garden is a true highlight, mainly laid to lawn and bordered by mature shrubs and flowering plants. Multiple seating areas provide the perfect setting for outdoor dining or relaxing in the sunshine, making the most of this tranquil and private space.



Below: Living Room



Below: Entrance Hall Bottom Right : W/C



Below: Sun Room



Below: Dining Room



Below: Kitchen



Below: Utility



Below: Bedroom One



Below: Bedroom Two



Below: Bedroom Three



Below: Bathroom



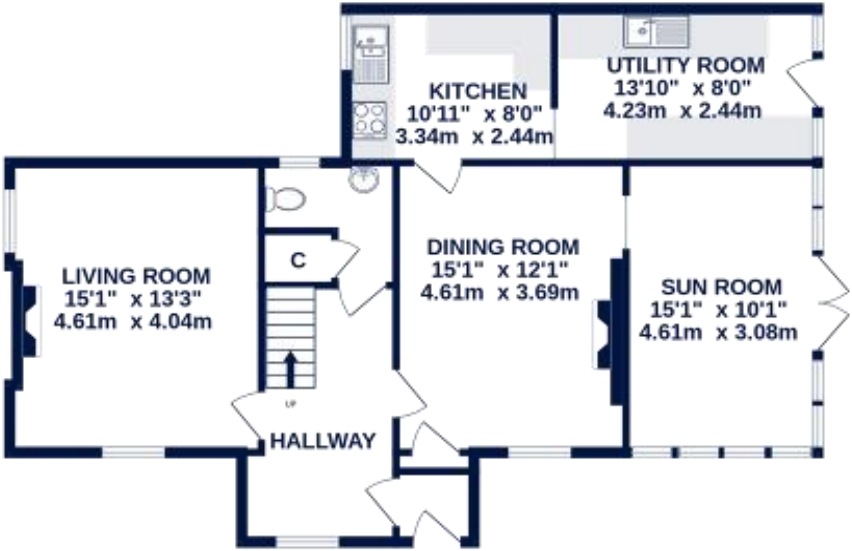
Below: Rear Garden



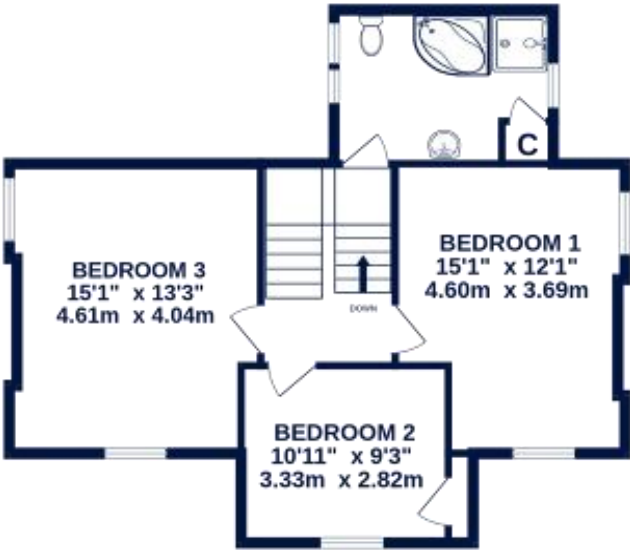
Below: Rear Garden



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 of Property





GENERAL REMARKS

Services:
The property has mains water and electricity. Heating is by gas central heating and infrared panels. The property windows are double glazed.

EER Rating:
EER: E(53)

Council Tax:
The property is band E and the amount of council tax payable for 2025/2026 is £2,795.84
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.

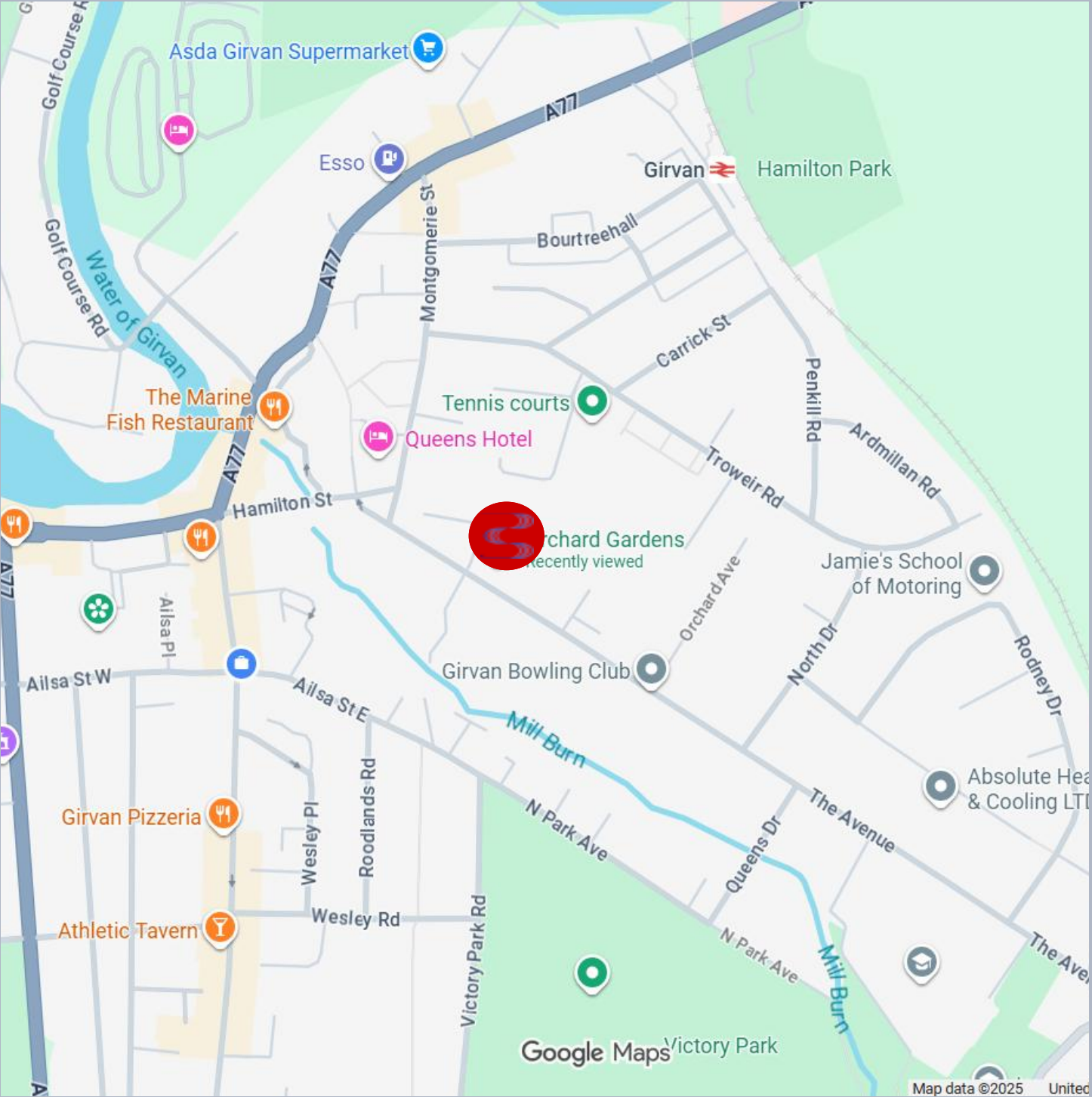
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note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

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