



2 Shore Cottage Road, Girvan

Bruach Property are delighted to present to the market 2 Shore Cottage, a charming two bedroom semi-detached stone cottage located on the outskirts of the picturesque town of Girvan. Boasting spectacular sea and countryside views, including stunning vistas of the Isle of Arran, this unique home offers a tranquil retreat just a short drive from local amenities. Set within peaceful rural surroundings, the property offers a spacious layout and presents an ideal opportunity for those seeking a retirement home, holiday retreat, or a project with potential. Constructed in traditional stone with a slate roof, the cottage retains plenty of character and charm. While requiring a degree of modernisation, it offers an excellent foundation for creating a beautiful coastal residence tailored to your own tastes. Early viewing is highly recommended to fully appreciate the potential and stunning location of this delightful home.



The accommodation at 2 Shore Cottage is well laid out, offering both comfort and potential for future development. The internal layout is accessed via a welcoming entrance hallway, which provides access to the main apartments. To the left of the hallway, you'll find a bright and spacious lounge, flooded with natural light from two front facing windows. The room features a charming fireplace and offers direct access to a modern, south facing kitchen. The kitchen is well appointed with a practical range of wall and base units, ceramic hob, fan oven, and space for white goods. It has been designed with both functionality and style in mind. A rear door leads from the kitchen to a timber lean-to, providing access to the rear garden and an ideal space for storage or future development.

The property boasts two generous double bedrooms located to the rear. Bedroom One is a bright and airy room with a window overlooking the south west facing garden. Bedroom Two is the larger of the two and offers stunning views over the surrounding countryside and coastline. Both bedrooms benefit from built-in storage cupboards. A shower room completes the internal accommodation, featuring a tile and wet wall finish, quadrant shower enclosure with electric shower, WC, and wash hand basin.

To the right of the property is a gravel driveway, offering off road parking. The rear garden enjoys a sunny south west facing aspects, ideal for those looking for a peaceful outdoor retreat.

The property further benefits from oil boiler and a floored and lined attic space, accessed via the hallway, offering excellent storage or potential for conversion subject to relevant consents.

Overall, 2 Shore Cottage offers a rare opportunity to acquire a charming home with stunning views and substantial potential. While requiring a degree of modernisation, it provides an excellent canvas for the purchaser to create a bespoke coastal home, whether as a permanent residence, retirement retreat, or holiday getaway. Subject to appropriate permissions, there is also scope for extension or further development. Early viewing is advised to appreciate the charm, potential, and location this unique property has to offer.



Below: Kitchen



Below: Hallway



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3147

Below: Bedroom One



Below: Bedroom Two

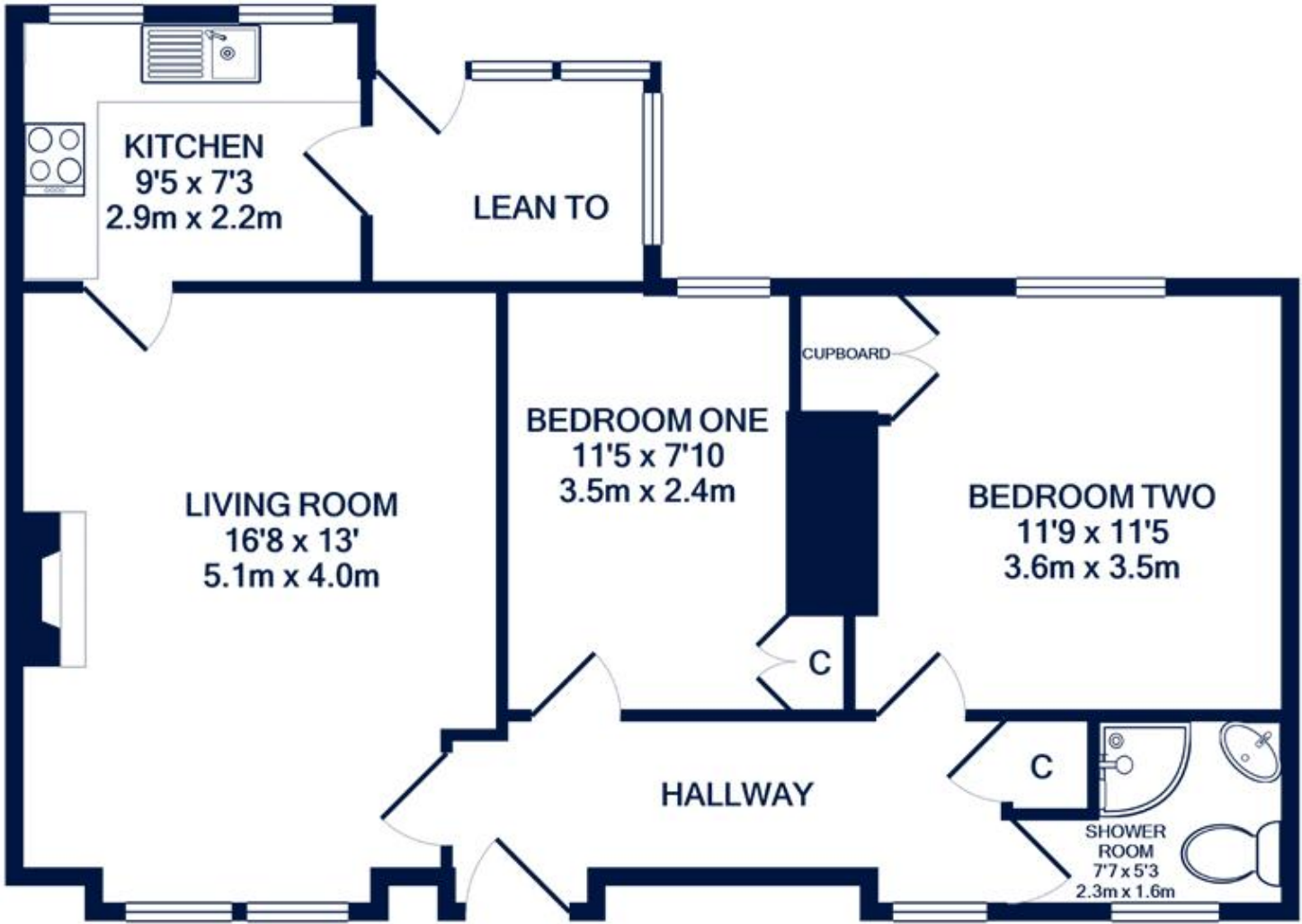


Below: Shower Room



Below: Rear of Property





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



Below: Front of Property



GENERAL REMARKS

Services:
The property has private water supply, and septic tank,. Mains electricity. Heating is by Oil central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:
EER: D56

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.

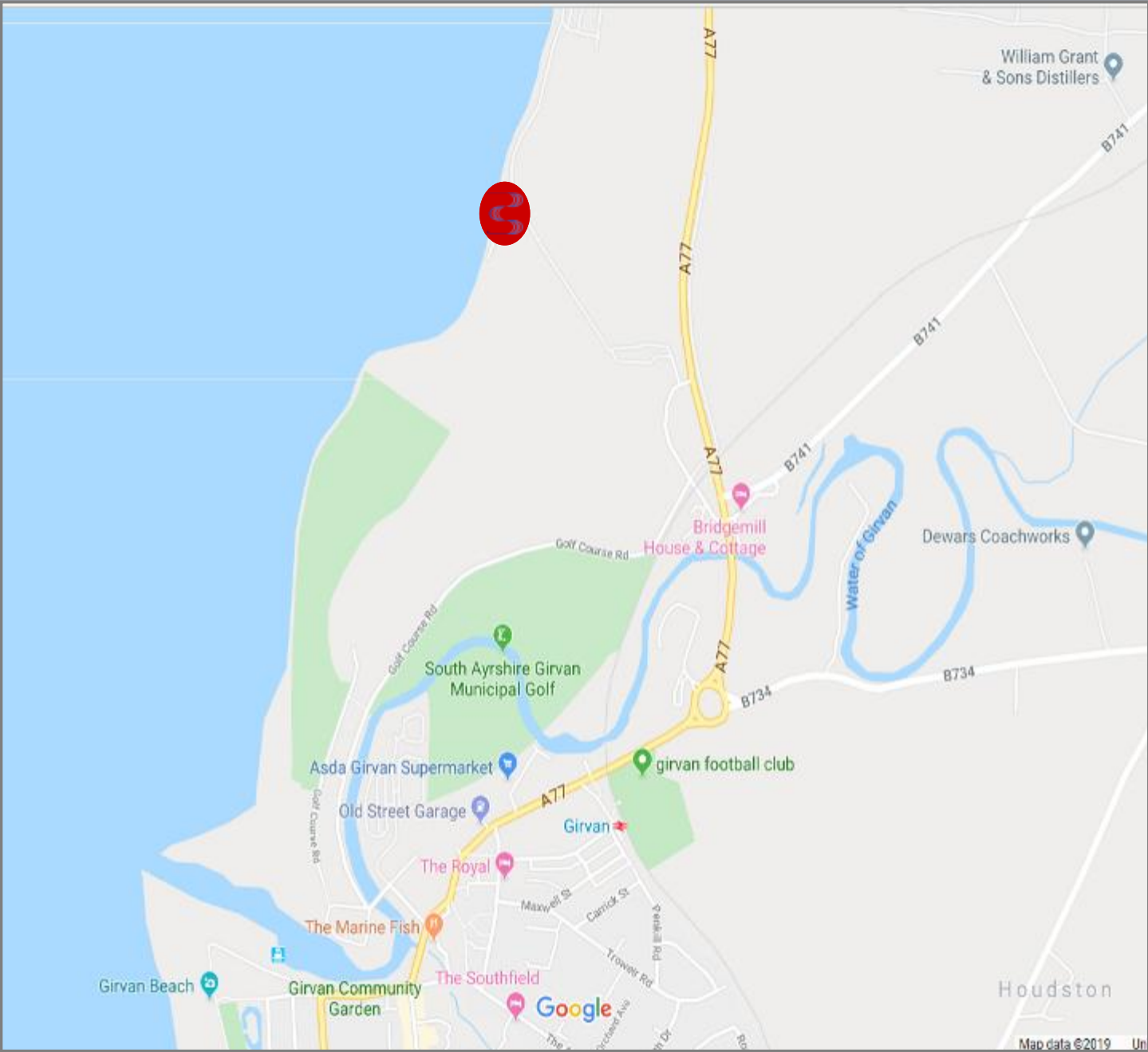
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note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

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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