



27 Assel Place, Girvan

Bruach Property are delighted to introduce to the market 27 Assel Place, Girvan. This beautifully presented two bedroom mid-terrace house is located in a quiet cul-de-sac on the edge of Girvan. The property is offered to the market in walk in condition, featuring spacious accommodation split over two floors. Decorated in neutral tones, it offers a modern and welcoming feel throughout. This home will appeal to a wide range of purchasers, including first time buyers, downsizers, and investors. Early viewing is highly recommended to fully appreciate what this property has to offer.



Upon entry, you are welcomed by an L-shaped hallway, designed to maximise natural light through its well-placed windows, brightening both the hallway and staircase. At the end of the hallway is a generous lounge, featuring dual-aspect double glazed windows to the front and rear, providing an abundance of light and picturesque views of the surrounding landscape. The living further benefits from having a feature fireplace with electric fire. The modern kitchen is ideally situated at the rear of the property, accessed from the hallway and offering direct access to the enclosed back garden. It is fitted with a range of wall and floor-mounted units, a composite sink, ceramic hob, electric fan oven, and offers space for additional white goods. Further enhancing the ground floor accommodation are two spacious storage cupboards, one off the hallway and another off the living room, providing excellent storage solutions.

A staircase from the ground floor leads to a bright upper landing, which gives access to two well-proportioned double bedrooms and a modern family bathroom. Bedroom One is located to the rear of the property, enjoying open countryside views and benefiting from a large walk-in wardrobe. Bedroom Two also faces the rear, and includes a built-in wardrobe and additional storage cupboard. Completing the first floor is a stylish modern bathroom, featuring a large vanity unit with sink, jacuzzi bath, WC, offering a luxurious space to relax and unwind.

To the rear of the property lies an enclosed garden, mainly laid to lawn with a paved seating area, the perfect place to enjoy the tranquil surroundings and open views of the nearby hills. The front garden features a well-maintained grass lawn with steps leading to the front door.

Girvan offers a range of local amenities including both primary and secondary schooling, shops, restaurants, and leisure facilities. The world-famous Trump Turnberry Golf Resort is just a short drive away, and the wider South Ayrshire area is well-known for its numerous golf courses and coastal attractions. Excellent transport links are available, with a rail connection to Ayr and Glasgow, making this an ideal location for commuters and holiday home seekers alike.



Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3159

Below: Entrance



Below: Kitchen



Below: Bedroom One



Below: Bedroom Two

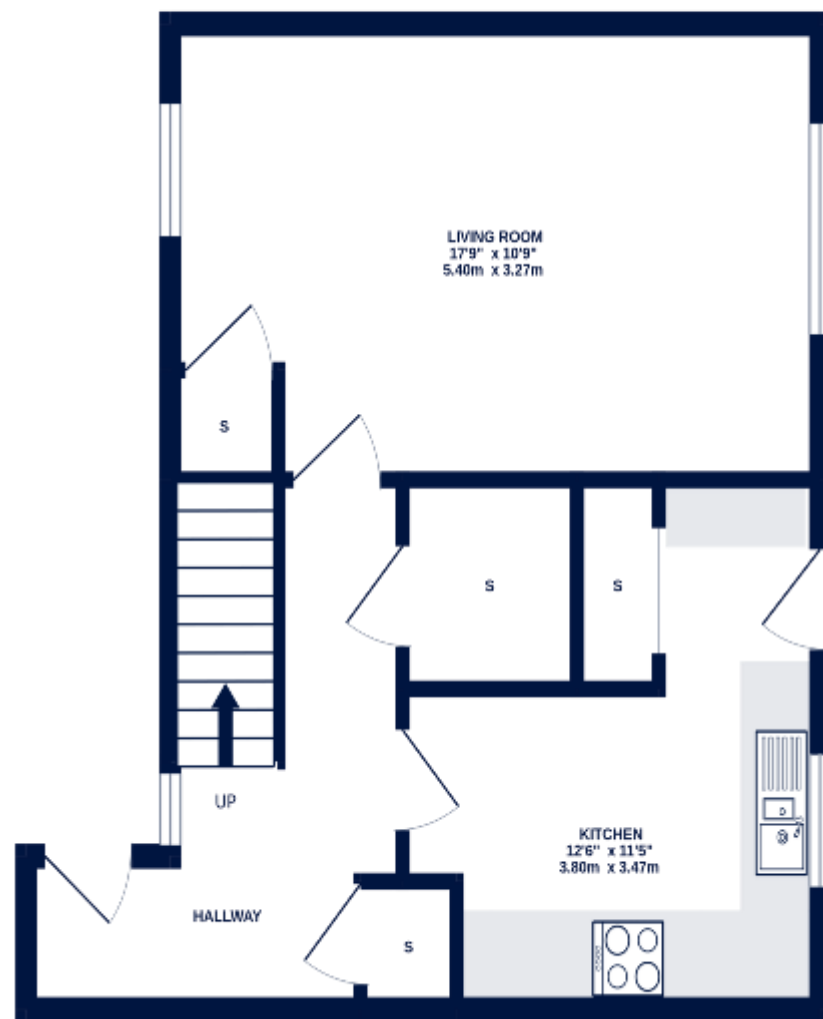


Below: Bathroom

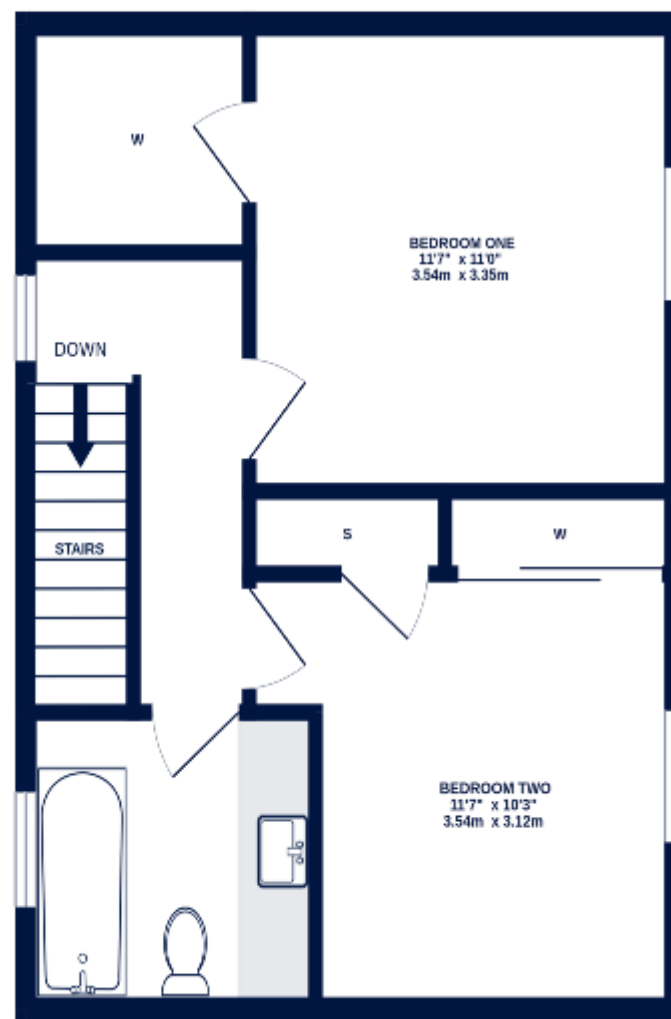


ACCOMMODATION LAYOUT

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: Rear Garden



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: D67

Council Tax:

The property is band B and the amount of council tax payable for 2025/2026 is £1,687.62 .
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.

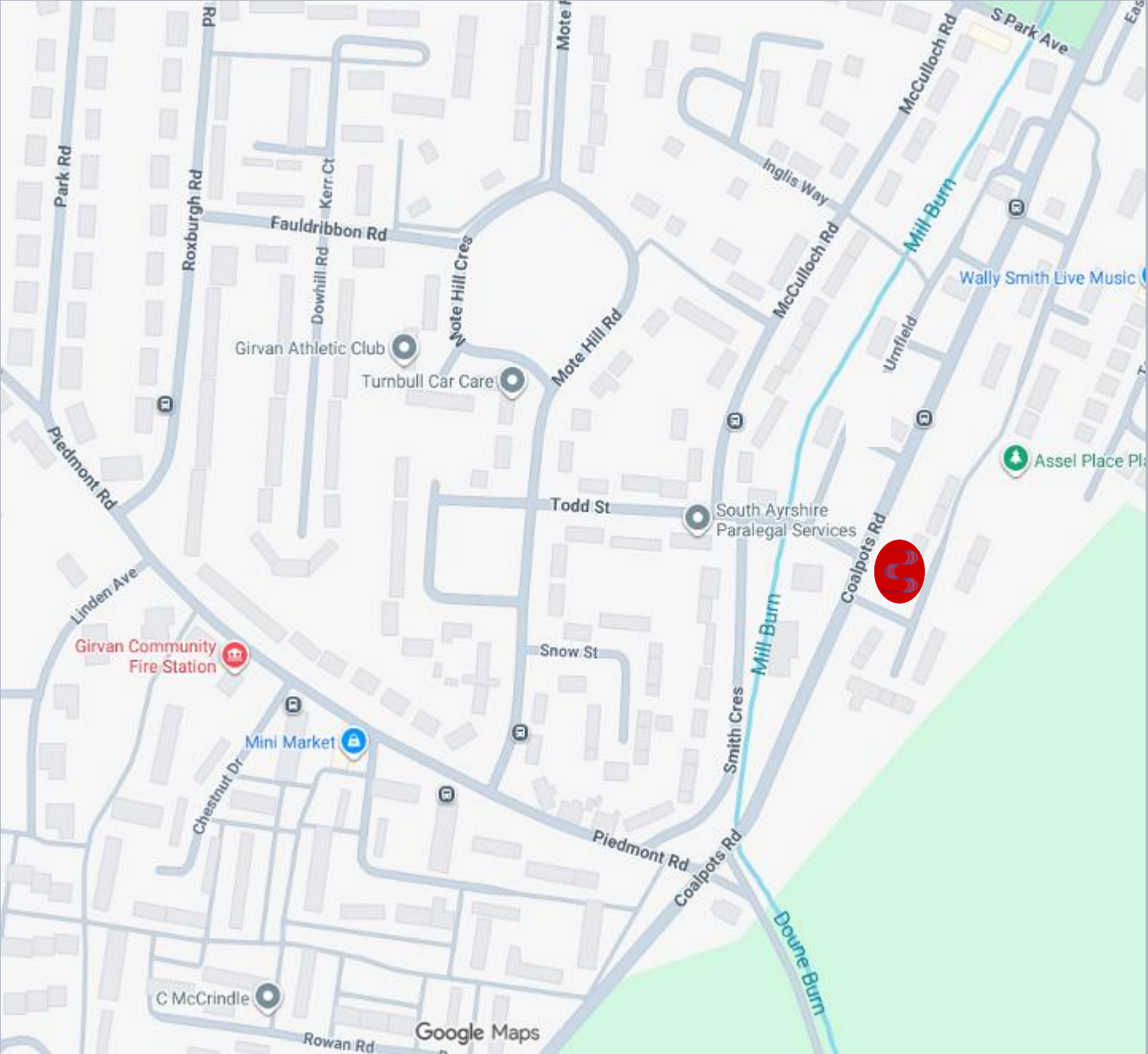
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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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GIRVAN

31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU

**E: info@bruachproperty.com
T: 01655 331 616 | F: 01465 238002**

TROON

1 Templehill | Troon | South Ayrshire | KA10 6BQ

**E: 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 September 2025