



19 Golf Course, Girvan

We are delighted to present to the market 19 Golf Course Road, a charming and spacious red sandstone semi-detached villa boasting three bedrooms and a prime seafront location. Offering breathtaking panoramic views across the Ayrshire coastline and beyond, this exceptional property combines traditional character with modern living. Ideally positioned for easy access to local schools, the town centre, beach and golf course, this beautifully extended villa provides an outstanding family living environment. The thoughtfully designed rear extension enhances the generous living space, making it perfectly suited for growing families or anyone seeking a tranquil seaside retreat. With its enviable location, impressive proportions, and stunning outlook, this is a rare opportunity to acquire a truly special home. Early viewing is highly recommended to fully appreciate the lifestyle and quality this property has to offer.



This property boasts a spacious and thoughtfully extended layout to the rear, creating a lovely natural flow throughout. Upon entering via the vestibule, you are welcomed into a large hallway with stairs leading to the first floor. To the front of the property, the formal living room features a striking fireplace with a living flame gas fire and a large bay window, offering breathtaking panoramic views of the coastline and golf course. To the rear, a generous dining room overlooks the garden and leads through to a modern kitchen fitted with stylish shaker-style cabinetry, providing ample storage and preparation space. The kitchen is fully equipped with high-quality appliances, including a four ring gas hob, fan oven, microwave, fridge-freezer, and space for a freestanding dishwasher catering to all your culinary needs. Adjacent to the kitchen is a useful utility room, offering additional space for laundry appliances and a convenient area for coats and jackets. Continuing through to the rear, you'll find a bright and versatile family room with a conservatory off, ideal for relaxation or entertaining. Completing the ground floor is a spacious shower room, fitted with a large shower enclosure, sink with vanity unit, and WC.

Stairs from the ground floor lead to a bright upper landing, where you'll find two spacious double bedrooms, a single bedroom, and a separate WC. The front facing bedrooms benefit from stunning views towards the iconic Ailsa Craig and the Isle of Arran, while the rear bedroom enjoys views over the garden and surrounding hills.

A unique feature of this home is a half landing external PVC door that opens onto a rooftop balcony, offering an elevated outlook over the surrounding countryside.

Externally, the property offers low-maintenance gardens to the front and rear. The rear garden is enclosed and mainly paved, perfect for enjoying the summer sunshine, with a metal gate at the foot of the garden opening to a driveway and adjacent garage, providing off-street parking. The front garden features a generous lawn with flower borders and uninterrupted views of the Ayrshire coastline. A side lane to the left of the property also provides convenient access to the rear garden.



Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3157

Below: Dining/Family Area



Below: Kitchen



Below: Conservatory



Below: Family Room//Study



Below: Hallway



Below: Shower Room



Below: Bedroom One



Below: Bedroom Two



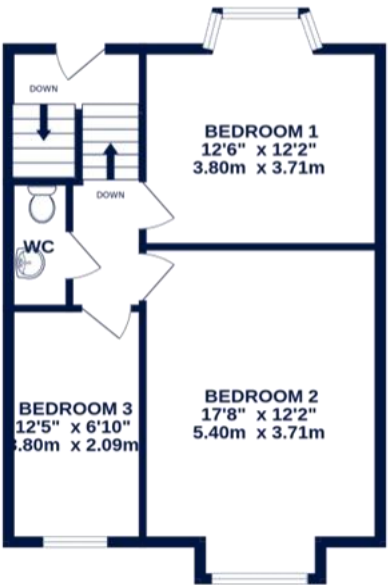
Below: Bedroom Three



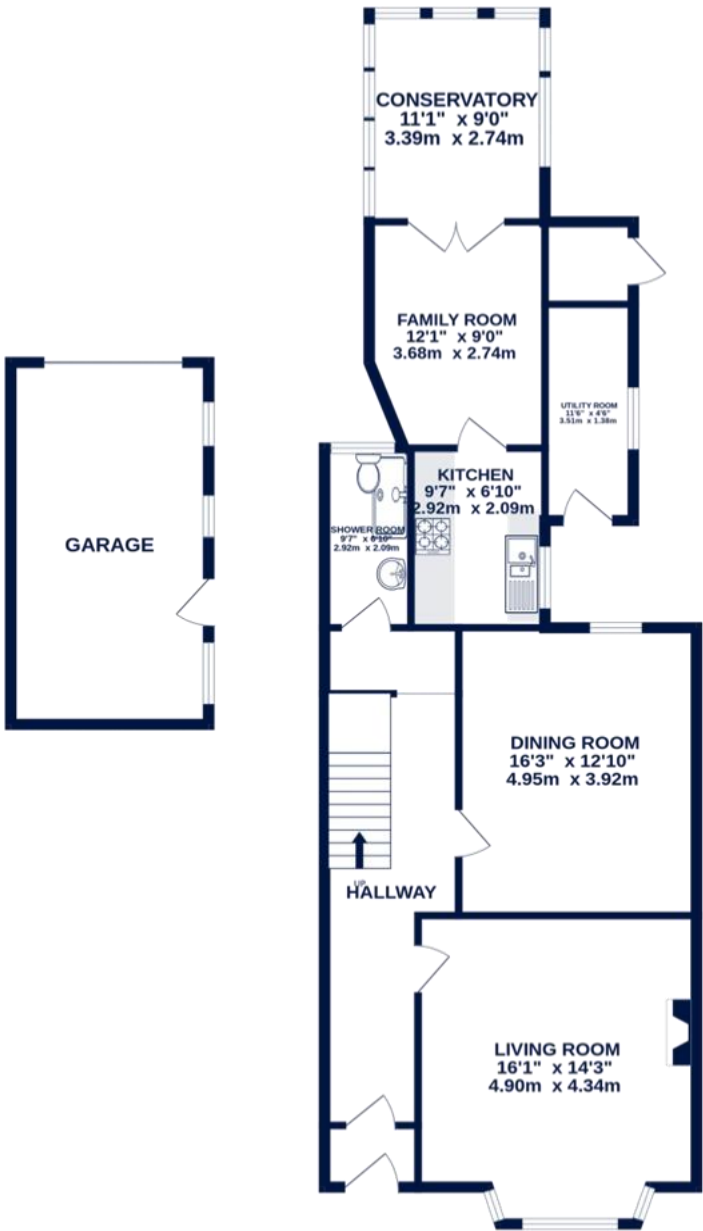
Below: Rear Garden



FIRST FLOOR



GROUND 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





GENERAL REMARKS

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

EER Rating:
EER: E 46

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.

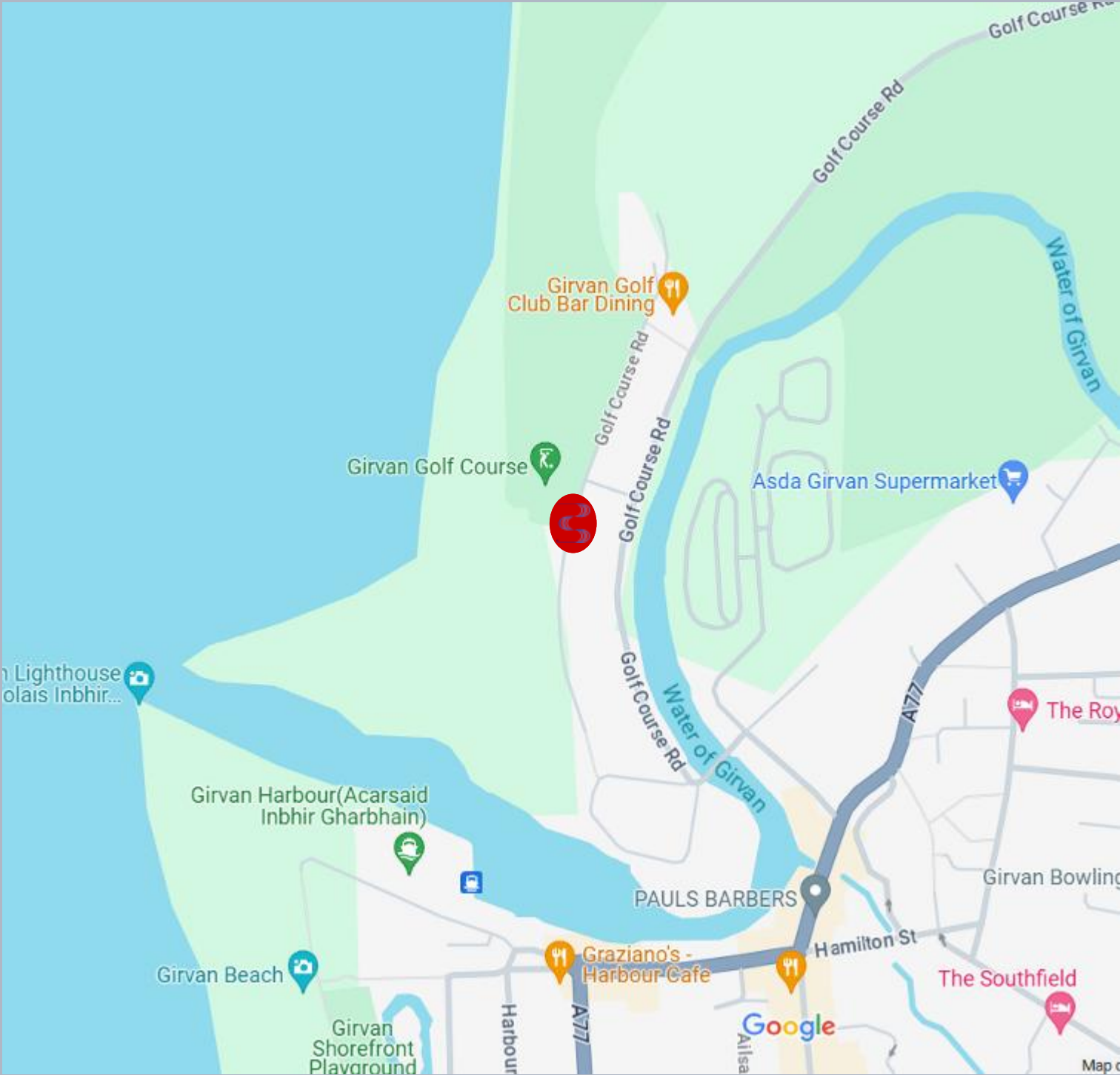
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note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

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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 October 2025