



19 Henrietta Street, Girvan

We are delighted to present to the market 19 Henrietta Street, Girvan, a beautifully appointed five-bedroom detached Victorian villa constructed from striking red sandstone and topped with a traditional slate roof. Brimming with period charm, this substantial home combines timeless architectural character with spacious, versatile accommodation. Nestled in the heart of Girvan, the property enjoys a highly convenient location, just a short walk from the sea front and local amenities. The interior is presented in good condition throughout, offering an ideal opportunity for families or professionals seeking generous living space and the flexibility to make their own mark. Blending elegant period details with modern comfort, this exceptional home must be viewed to fully appreciate the scale, charm, and quality of accommodation on offer.



The entrance to this impressive Victorian villa is via a traditional vestibule, leading into a bright and welcoming hallway adorned with ornate period cornicing. A graceful timber staircase ascends to the mezzanine and upper floors, immediately setting the tone for the classic interior that continues throughout the home.

At the front of the property lies the formal living room, a spacious, light-filled reception featuring large windows and a striking feature fireplace. High ceilings and traditional architectural detailing enhance the room's timeless elegance. Adjacent to this is a second reception room, currently used as a family sitting room, also bathed in natural light.

To the rear of the home is a third reception room, presently used as a dining room, with a pleasant outlook over the rear garden. The kitchen, also located to the rear, is fitted with an extensive range of wall and floor mounted units, coordinated worktops, and tiled splashbacks, with ample space for white goods and a large dining table, ideal for family meals or casual entertaining.

A rear hallway provides access to a WC and utility room, with an external door leading directly out to the garden.

The mezzanine level hosts a spacious family bathroom, comprising a bath, separate shower enclosure, wash hand basin, and WC.

Upstairs, a bright and generous landing provides access to five well-proportioned bedrooms. Three bedrooms are positioned to the front of the home, with the two largest rooms benefiting from attractive bay windows. To the rear, two additional double bedrooms enjoy views over the garden and across the town.

The property further benefits from having gas central heating and double glazing .



Below: Entrance Hallway



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3161

Below: Family Room



Below: Dining Room



Below: Kitchen



Below: Utility



Below: Upstairs Landing



Below: Bedroom One



Below: Bedroom Two



A photograph of a bedroom with green patterned wallpaper. A large bed with a cream-colored quilt and pillows is the central feature. To the left, there is a wooden chest of drawers and a window with yellow curtains. A small inset image in the top right corner shows a close-up of the wallpaper pattern.



Below: Bedroom Five



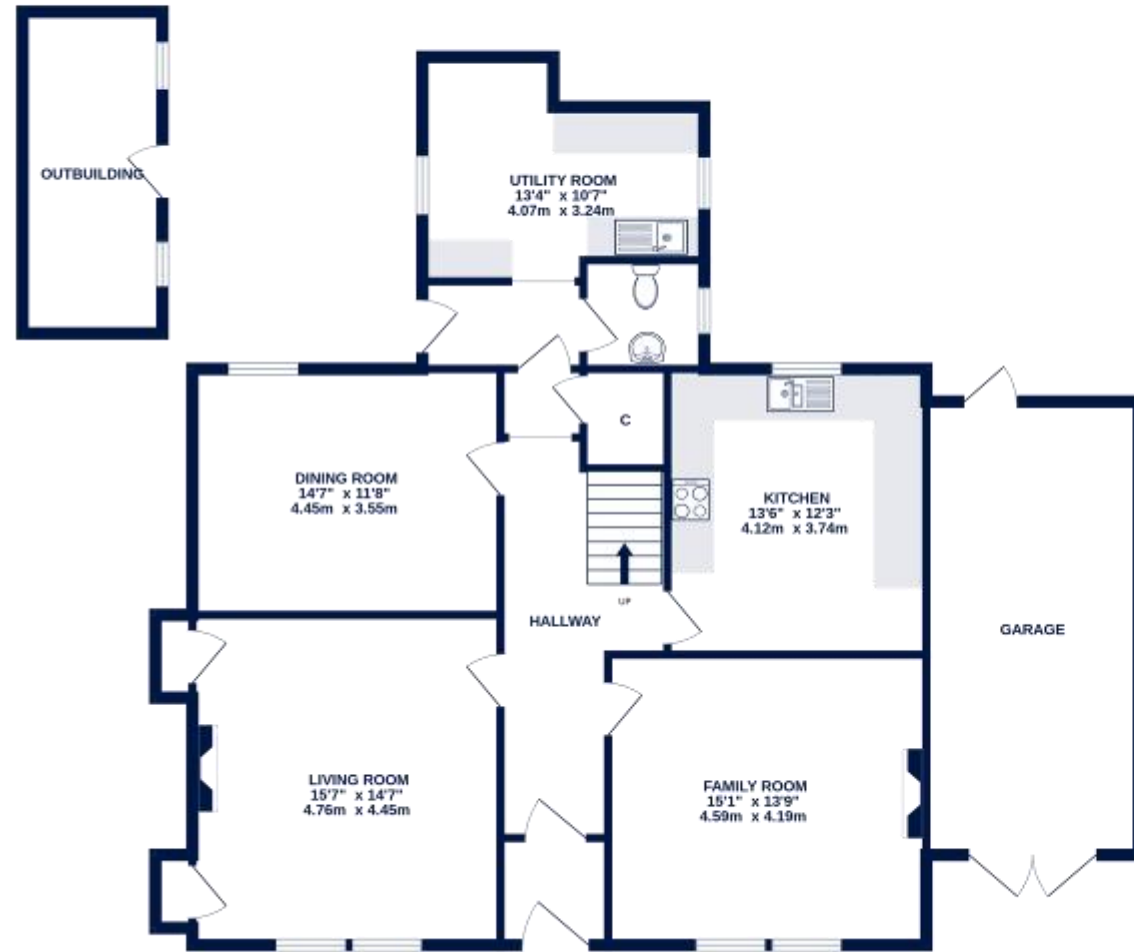
Below: Bath Room



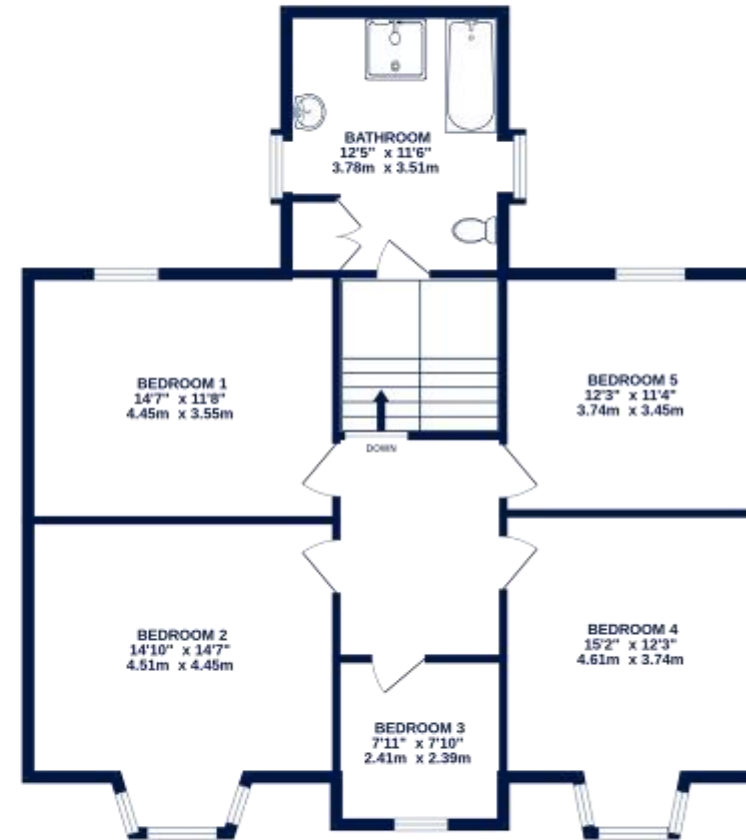
Below: Rear Garden



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: Rear Garden



Externally, the property enjoys excellent kerb appeal, with a driveway, a large paved frontage for ease of maintenance, and a traditional stone boundary wall, providing both character and valuable off-street parking.

The large enclosed rear garden is laid mainly to lawn, complemented by decorative stone chips, paved areas, and mature shrubs and trees, offering a low-maintenance outdoor space ideal for families or entertaining. A detached brick outbuilding provides excellent storage or potential for use as a workshop, while to the right of the property there is a substantial attached garage.

Below: Property



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: F

Council Tax:

The property is band F and the amount of council tax payable for 2025/2026 is £3,417.52
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.

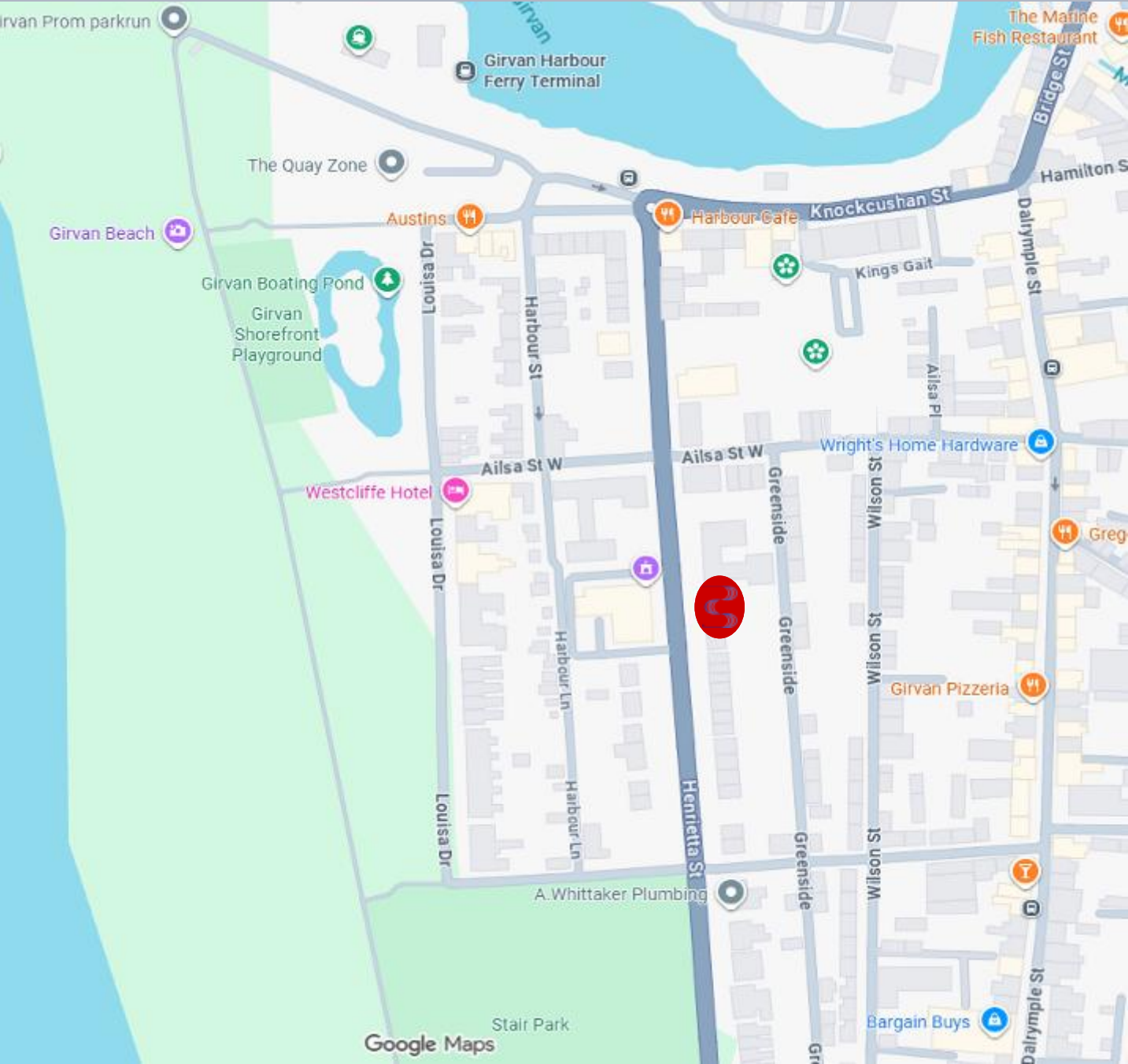
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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

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