



27 Roxburgh Road, Girvan

27 Roxburgh Road is situated within the popular coastal town of Girvan and presents an excellent opportunity for a wide range of buyers. This attractive mid-terraced home is arranged over two levels and offers a spacious, flexible layout, making it ideal for growing families, first-time buyers, or those looking to downsize. Conveniently located within easy reach of local primary and secondary schools, a variety of shops, everyday amenities, and Girvan's picturesque beach, the property is perfectly positioned to enjoy all that the town has to offer while providing a comfortable and convenient lifestyle. Early viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.



The accommodation comprises a welcoming entrance vestibule leading into a bright and spacious hallway, which features a large storage cupboard and provides access to the ground-floor accommodation, as well as the staircase to the first floor. Positioned to the front of the property is the generously proportioned living room, enjoying pleasant views over the front garden and offering excellent flexibility for a variety of furniture layouts. Located to the rear, the modern fitted kitchen provides ample space for dining and is fitted with a range of complementary wall and base units. Integrated appliances include a ceramic hob and fan-assisted oven, with additional space for freestanding white goods. A door from the kitchen provides direct access to the rear garden. A useful storage cupboard can be found in the kitchen where you will find the gas boiler.

A staircase leads to the first floor landing, which benefits from a useful storage cupboard and provides access to three double bedrooms and the family bathroom. Bedroom One is a spacious double bedroom positioned to the front of the property, enjoying attractive views over the front garden. Also located to the front is the principal bedroom (Bedroom Two), another generous double room with open views along Roxburgh Road. Bedroom Three is situated to the rear and overlooks the extensive rear garden. All three bedrooms benefit from built-in wardrobes, providing excellent storage. Completing the first-floor accommodation is the family bathroom, fitted with a bath with electric shower over, wash hand basin, and WC.

The property further benefits from double glazing, gas central heating, and a large loft, providing excellent additional storage.

Externally the extensive rear garden is predominantly laid with decorative stone chips, lawn and features a patio area, making it an ideal space for outdoor dining and entertaining. To the front, the property enjoys a fully enclosed garden with paved areas, offering an attractive and low maintenance.



Below: Hallway



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: troon@bruachproperty.com
Ref No. : BRU3201

Below: Kitchen



Below: Bedroom One



Below: Bedroom Two



Below: Bedroom Three



Below: Bathroom



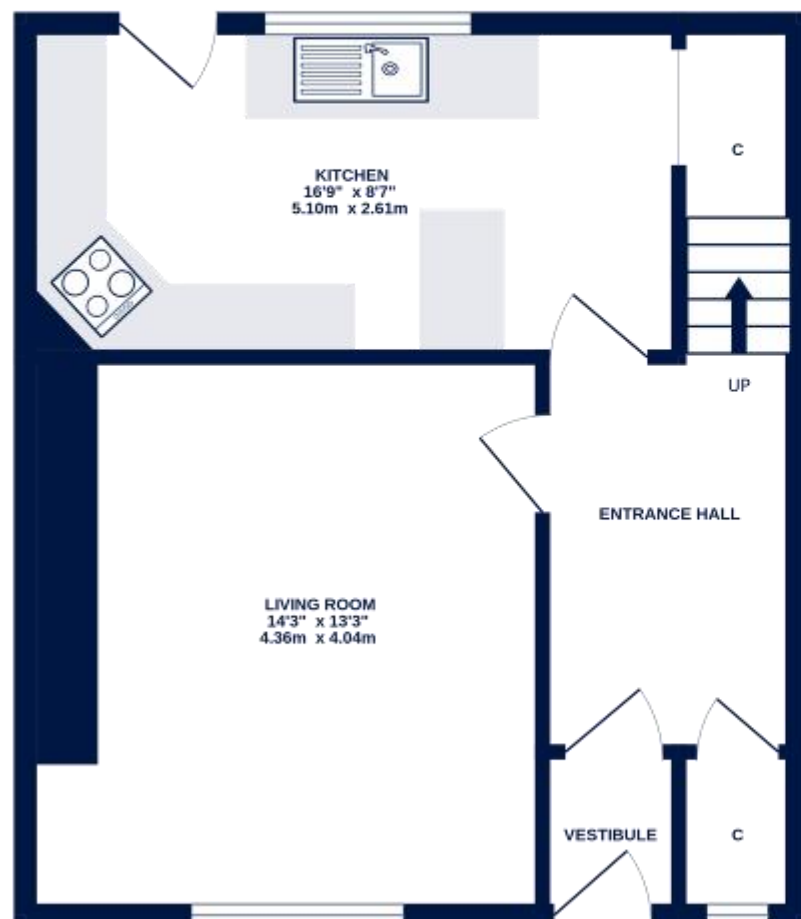
Below: Rear Garden



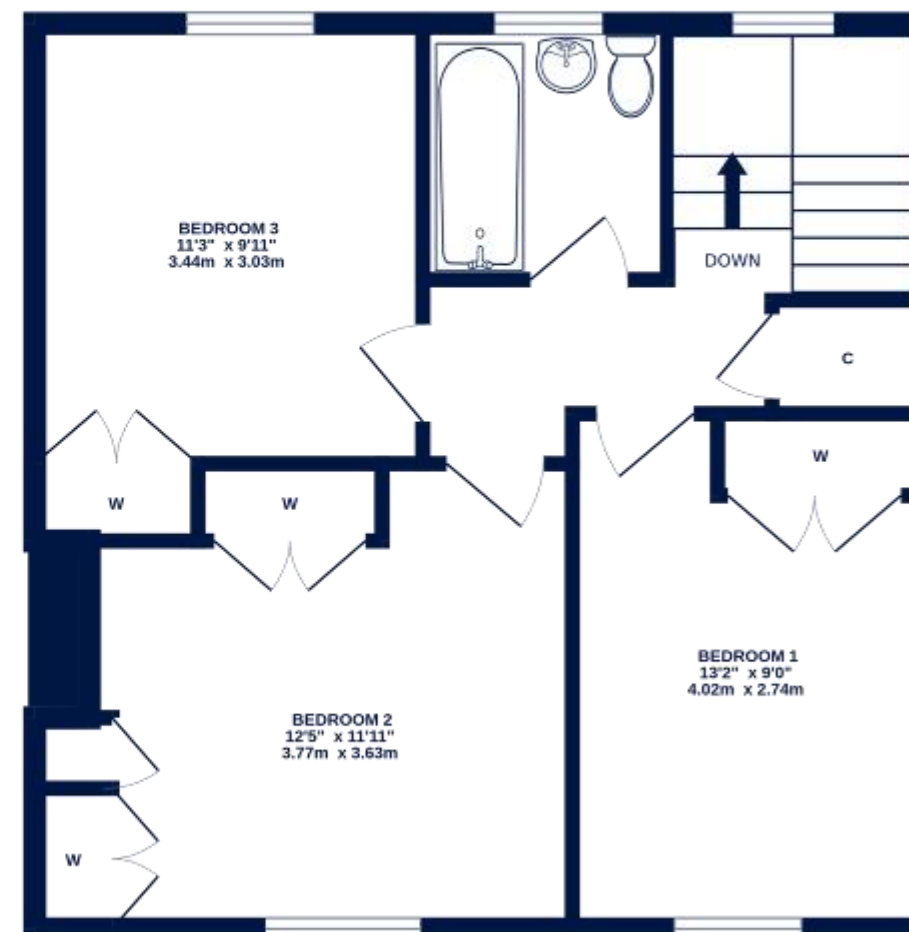
Below: Rear Garden



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 Garden



GENERAL REMARKS

Services:

The property has mains water, drainage and electricity and gas. 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: C(71)

Council Tax

The property is band B and the amount of council tax payable for 2025/26 is £1,825.66
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd ,31 Dalrymple Street, Girvan, Ayrshire, KA10 6BQ
Tel:01465 715 065 or Email: info@ibruachproperty.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.

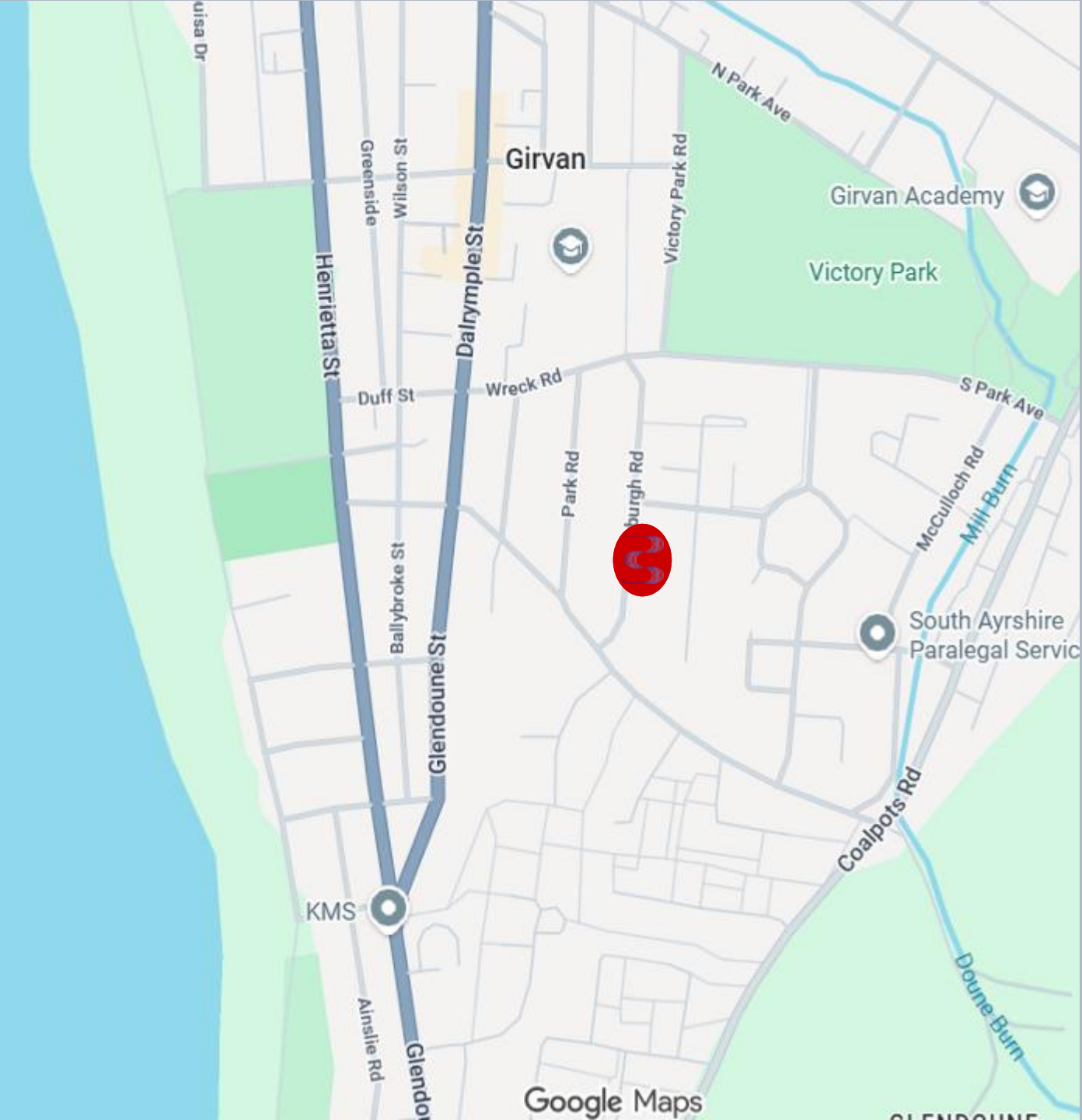
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

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.



[bruachproperty](#)



[bruach.property](#)



[bruachproperty](#)



[bruachproperty](#)

GIRVAN

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

**E: info@bruachproperty.com
T: 01465 715 065 | 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 July 2026