

BRUACH PROPERTY

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2 BALVAIRD ROAD | KIRKOSWALD | KA19 8JE

OFFERS OVER: £258,000

2 Balvaird Road, Kirkoswald

Bruach Property are delighted to bring to the market 2 Balvaird Road, Kirkoswald, an attractive and well-presented modern detached villa, presented in true walk-in condition and offering spacious, versatile accommodation arranged over two levels. This appealing three-bedroom property further benefits from a generous detached garage and ample off-street parking, all enviably situated at the edge of the charming village of Kirkoswald. The location is particularly appealing, with the stunning Culzean Castle and Country Park close by and the world-renowned Trump Turnberry approximately three miles away. Combining modern living, generous accommodation and an attractive village setting, this property represents an excellent opportunity for a variety of purchasers seeking a home in this desirable South Ayrshire location. Early viewing is strongly recommended to fully appreciate the accommodation, setting and location this lovely home has to offer.



On entering the property, you are welcomed by a bright and spacious entrance hallway, featuring double aspect windows which allow an abundance of natural light to flow through. The hallway provides access to the ground floor accommodation, with a staircase leading to the first floor. The bright and welcoming lounge is positioned to the front of the property and enjoys an abundance of natural light from its triple aspect windows, offering pleasant views over the mature garden. Timber glazed doors lead through to the spacious kitchen/diner.

The modern kitchen/diner provides a practical yet sociable space, ideal for everyday family living and entertaining, with ample room for a dining table. It is fitted with a range of wall and floor-mounted units, contemporary worktops, tiled splashbacks, a stainless steel sink, fan-assisted oven and hob, together with space for additional white goods. Patio doors allow plenty of natural light into the dining area and provide direct access to the side garden. A separate external door leads to the rear of the property, where a pathway continues towards the substantial detached garage.

Also accessed from the entrance hallway is the principal bedroom, positioned to the front of the property and benefiting from a built-in storage cupboard and a private en-suite shower room. The en-suite is fitted with a large walk in shower, WC and wash hand basin with vanity unit and additional side storage. Completing the ground floor accommodation is a modern family bathroom, fitted with a bath and overhead shower, WC and wash hand basin.

A staircase leads to the first floor, where there are two further well proportioned double bedrooms, both featuring dormer windows. The bedroom to the left of the landing offers generous accommodation and benefits from its own en-suite shower room. The bedroom to the right is also front-facing and benefits from a large built-in wardrobe area.

Further benefits include oil fired central heating, double glazing and an electric vehicle charging point positioned to the front of the property.



Below: Living Room





Below: Hallway





Below: Dining





Below: Kitchen







Below: Principle Bedroom





Viewing strictly by appointment only, please contact Bruach Property on

Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3215

Below: Ensuite Shower Room





Below: Entrance Hall





Below: Bathroom







Below: Bedroom





Below: Bedroom





Below: Ensuite Shower Room





Right: Front and Side Garden





Externally, the property enjoys attractive gardens, together with generous off-street parking for two vehicles and a substantial detached garage featuring an electric garage door.

A gravel driveway runs alongside the house, offering off road parking for two cars and continuing towards the detached garage positioned to the rear.

The garden is predominantly laid to lawn and paved pathways. A large, raised decking area provides an excellent space for outdoor seating and entertaining, offering the perfect setting to relax and enjoy the summer sunshine. The garden also benefits from a good degree of privacy and provides plenty of space for outdoor activities.

ACCOMMODATION LAYOUT

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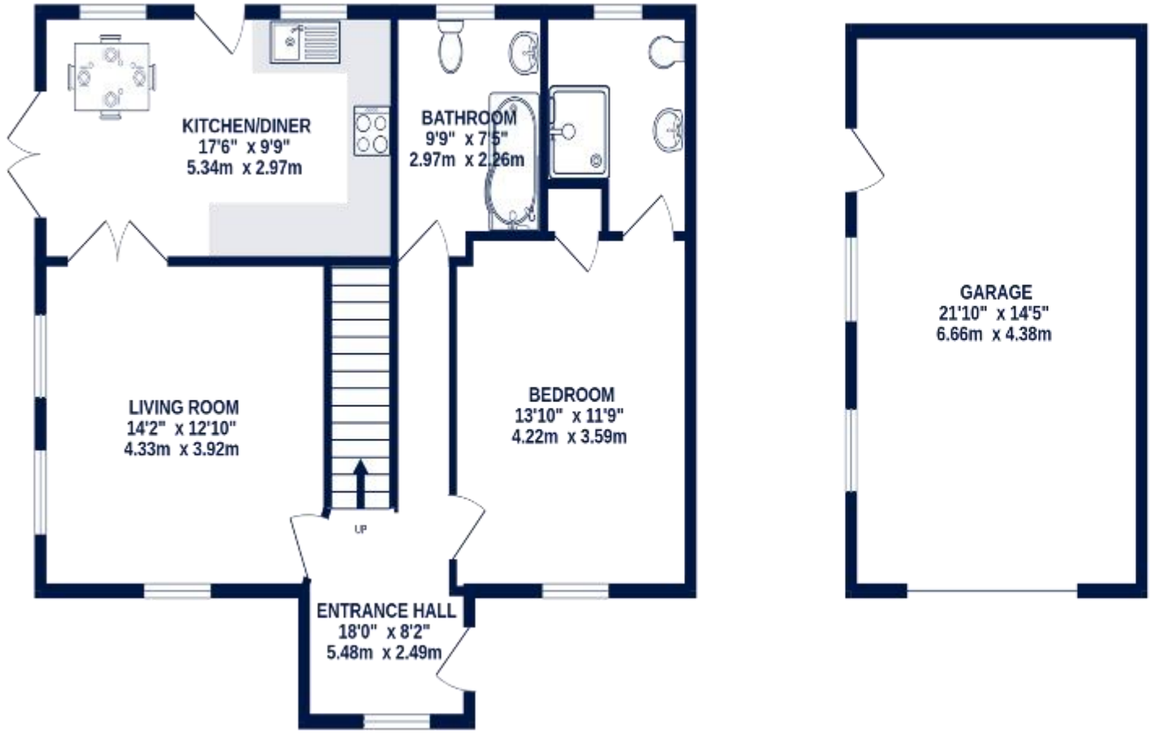
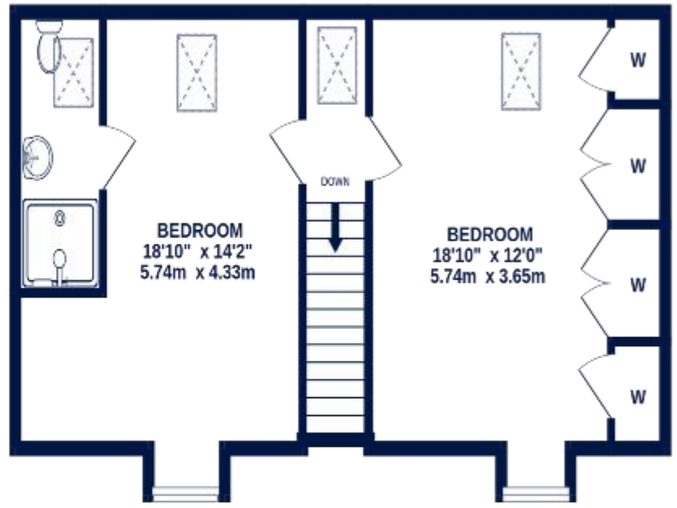
GROUND FLOOR



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.

Right: Front and Side Garden





GENERAL REMARKS

Services:
The property has mains water, drainage and electricity. Heating is oil central heating. The property windows are part double glazed. Note: The services have not been checked by the selling agents.

EER Rating:
EER: C (75)

Council Tax:
The property is band E and the amount of council tax payable for 2026/2027 is £3,024/27
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.
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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.



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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 correct- ness 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 November 2026