



## The Auld Kirk, 14 Henrietta Street, Girvan

An exceptional opportunity to own a truly unique home full of character, charm, and history. Situated in the heart of Girvan, just a short stroll from the beautiful seafront, The Auld Kirk at 14 Henrietta Street is an impressive church conversion offering a wonderful blend of traditional features and modern family living. This stunning three bedroom home has been thoughtfully transformed to create a spacious and versatile property set across three generous floors. From the moment you step inside, the scale and individuality of this remarkable home are immediately apparent, with an abundance of living space designed to suit a variety of lifestyles and family needs. Viewing is highly recommended to fully appreciate this one-of-a-kind property.



On entering the property, you are welcomed by an inviting entrance hall that oozes warmth and offers a glimpse of the impressive central living area at the heart of the home.

As you pass through the hallway, you enter the vast and bright open-plan living and dining area, where the original large church windows flood the space with natural light. The room itself is thoughtfully split into two distinct sections: a comfortable living area and a spacious dining area. The living area boasts a large multi-fuel stove as the main focal point of the room, providing additional warmth and atmosphere during the winter months.

Two openings from the living and dining area lead into a fabulous modern contemporary kitchen and dining space. This area further benefits from glass sliding doors that provide lovely views across the south-facing decking area. The kitchen has been beautifully designed and is complete with sleek floor and wall-mounted units, a large sink, integrated appliances, a five-ring induction hob, fan oven, microwave, coffee machine, dishwasher, fridge and freezer, a fantastic kitchen space for any culinary enthusiast. The kitchen also benefits from a large, fixed lantern roof light, allowing natural light to flood the room. A single door leads to the rear porch, which in turn provides access to the side garden. A utility room can also be found to the front of the property..

The sleeping accommodation consists of three double bedrooms. Bedrooms One and Two are both spacious double rooms located off the entrance hall. Both rooms benefit from access to the adjacent ground floor bathroom, which is complete with a double shower, free-standing bath, sink with vanity unit, and WC. Bedroom Three is located on the first floor and is accessed via the staircase situated within the living area. This impressive open-plan bedroom offers an expansive space with views over the downstairs living and dining area. The bedroom further benefits from a large walk-in cupboard for storage and an adjacent spacious en-suite bathroom complete with his-and-hers sinks, WC, large double shower, and bath, the perfect space to relax and unwind.

Stairs from the first floor lead to a large floored and lined attic space, where you will find three attic rooms offering excellent potential for further development, subject to the appropriate consents.

The property further benefits from solar panels with battery storage and gas central heating.

Externally, there are two large garden areas to each side of the property. To the north side, the garden includes a large storage container and a gated driveway providing off-street parking for several vehicles. To the south side, you will find a beautifully landscaped garden with several seating areas designed to enjoy the summer sunshine, with a charming seaside-inspired theme.

The south side garden further benefits from a large timber garden room, currently utilised as an external bar and seating area, a fantastic entertaining space.

Below: Entrance Hall



Below: Living Room



Below: Living Room



Below: Living Room



Below: Dining Area



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01465 715 065  
or  
Email: [girvan@bruachproperty.com](mailto:girvan@bruachproperty.com)

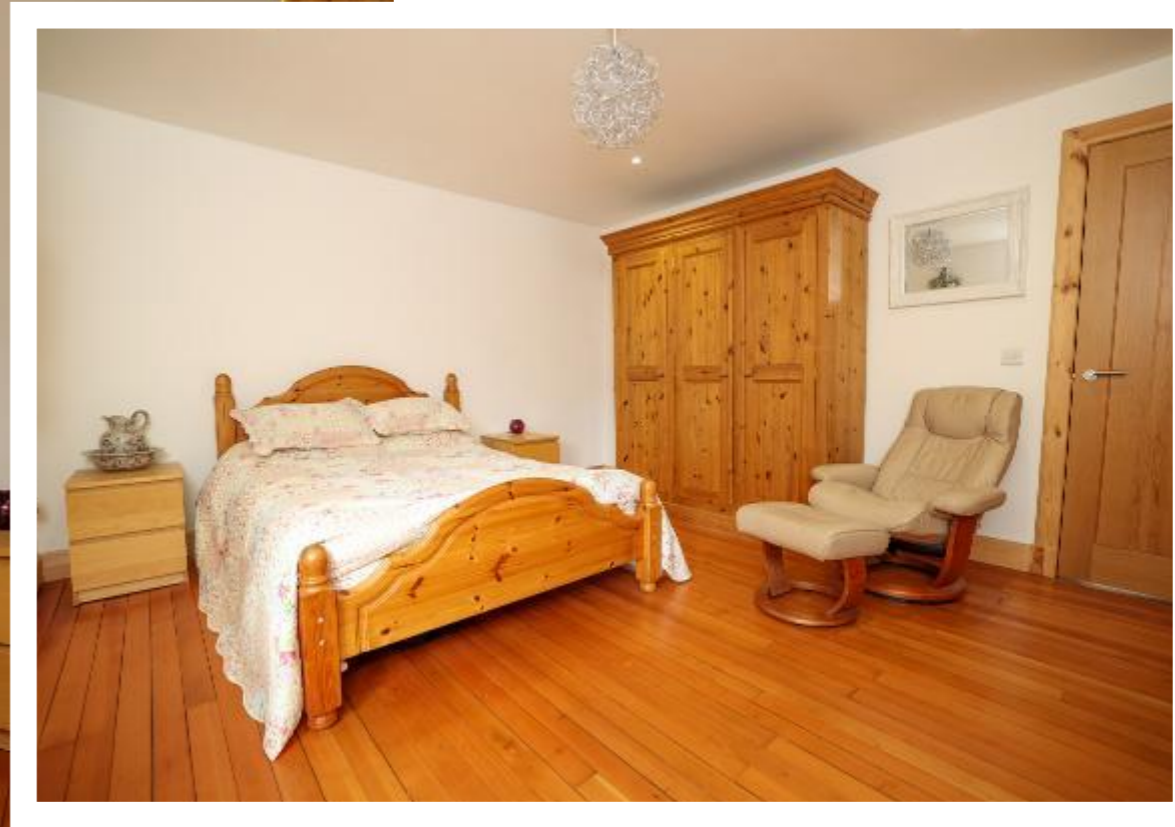
Below: Kitchen



Below: Kitchen/Diner



Below: Bedroom One



Below: Bedroom Two



Below: Bedroom Three Principal Bedroom



Below: Shower Room



Below: Bathroom



Below: Utility Room



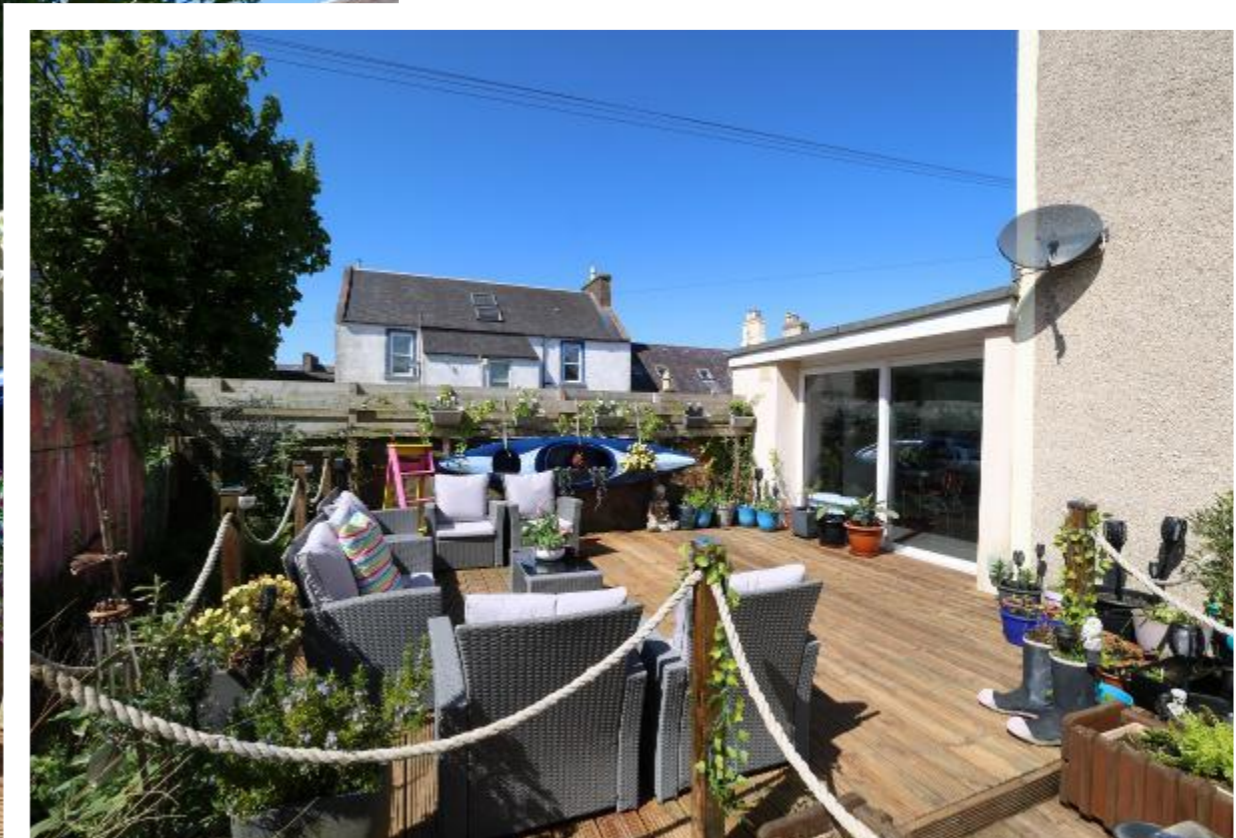
Right: Rear Garden



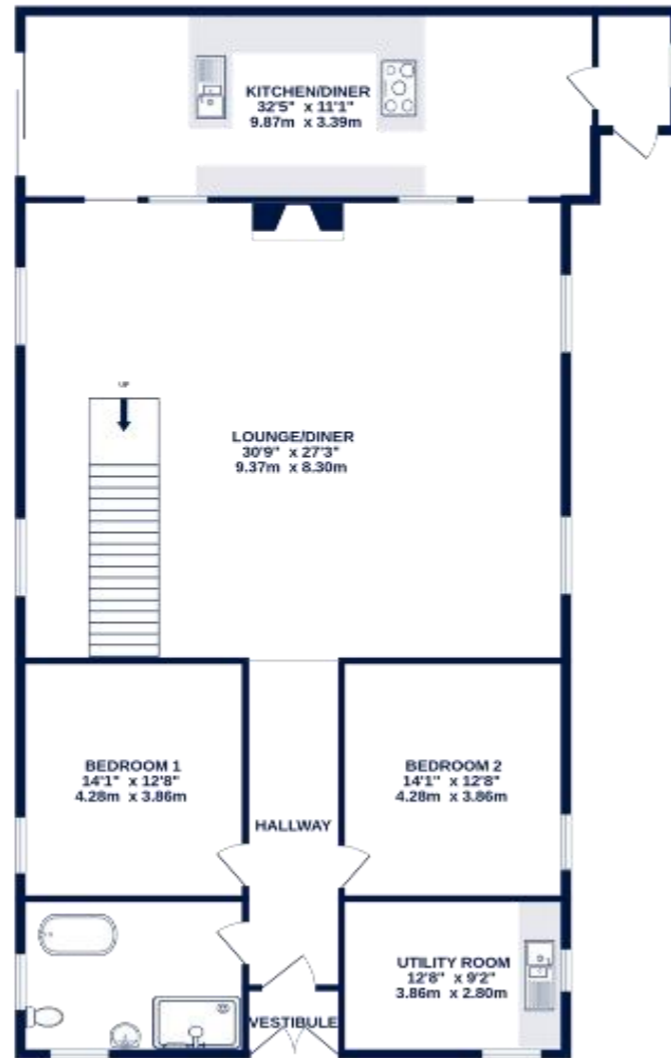
Right: Garden Room



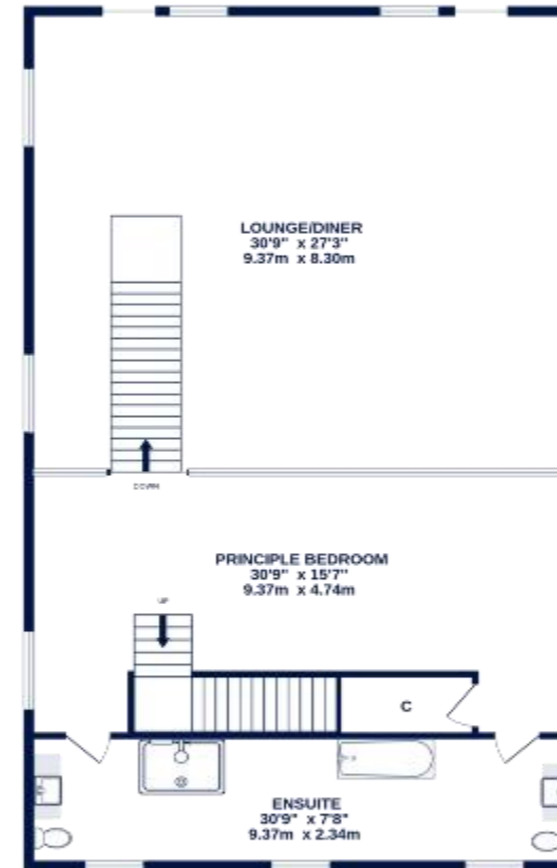
Right: Garden



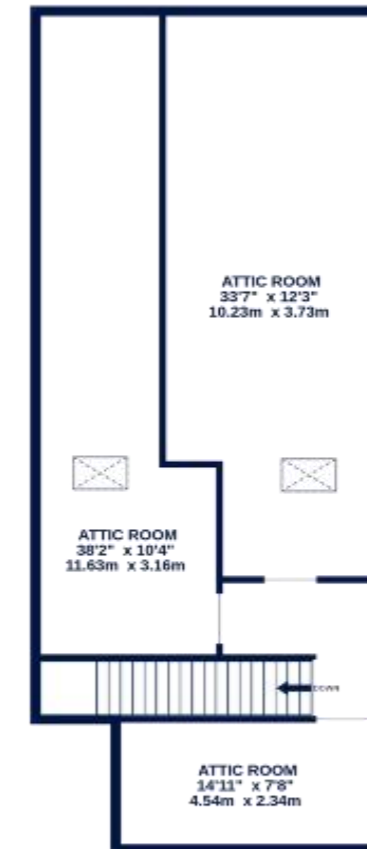
GROUND FLOOR



1ST FLOOR



2ND 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: Side Garden



Below: Front Garden



## GENERAL REMARKS

### Services:

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

### EER Rating:

EER: B(86)

### Council Tax:

The property is band F and the amount of council tax payable for 2026/2027 is £3,696.55  
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](mailto: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.

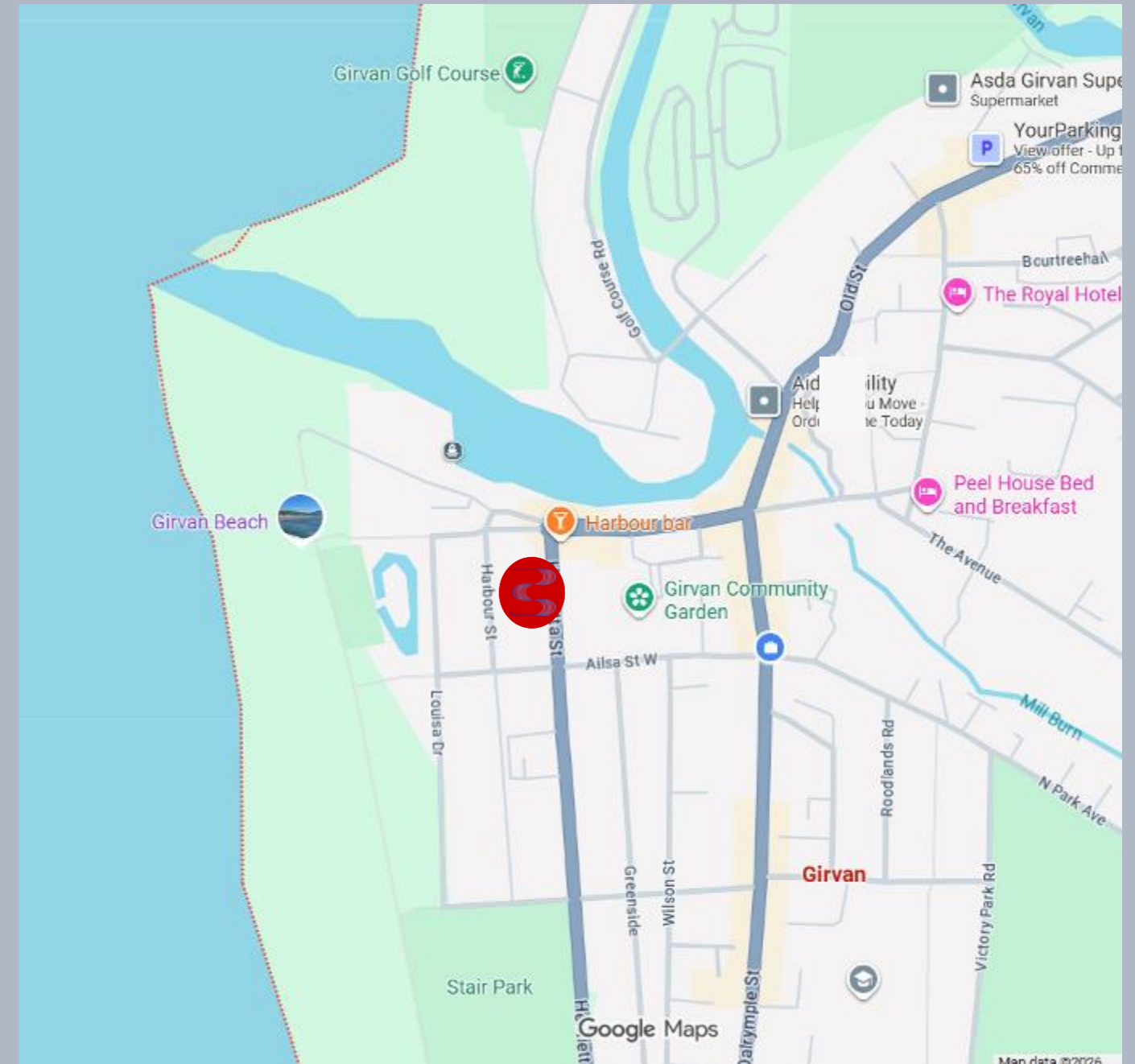
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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](mailto: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](mailto:info@bruachproperty.com)  
T: 01465 715 065 | F: 01465 238002**

### TROON

**1 Templehill | Troon | South Ayrshire | KA10 6BQ**

**E: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
T: 01292 690940 | F: 01292 737 570**

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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 May 2026