



10 Edmiston Drive, Girvan

Bruach Property are proud to present 10 Edmiston Drive, Girvan, a beautifully positioned extended three-bedroom detached bungalow set on a generous corner plot along the picturesque seafront of Girvan. This attractive all-on-the-level home enjoys a truly enviable coastal setting with breath taking panoramic views across the sea towards the iconic Ailsa Craig and the stunning Isle of Arran, creating a spectacular backdrop that changes beautifully with the seasons. The property offers spacious and flexible accommodation, enhanced by its extension, and occupies a large corner plot providing excellent outdoor space and potential for further landscaping or development (subject to the relevant permissions). The property will appeal to a wide range of buyers, including those looking for a peaceful seaside retreat, a comfortable retirement home, or a charming coastal residence within easy reach of local amenities.



This charming property opens with a welcoming storm porch leading into a bright and spacious L-shaped reception hallway, which provides access to the principal apartments. The hallway benefits from excellent storage, with three large cupboards.

The impressive lounge is positioned to the front of the property and enjoys an abundance of natural light from its double-aspect windows. A feature fireplace creates an attractive focal point, while the windows frame stunning panoramic coastal views. Sliding doors lead through to a delightful front-facing dining area/snug, an ideal space for both formal dining and relaxed living, again enjoying breathtaking sea views.

The kitchen is conveniently located adjacent to the lounge and offers direct access to the rear garden. It is fitted with a range of wall and floor mounted units, a stainless steel sink, and a freestanding cooker, providing a practical and functional cooking space.

The sleeping accommodation comprises three well-proportioned bedrooms situated to the rear and side of the property, all enjoying pleasant views across the garden grounds. Bedroom one is located to the side and is currently utilised as a home office, benefiting from built-in storage cupboards. Bedrooms two and three are generous double rooms positioned to the rear, both featuring built-in wardrobes.

Completing the accommodation is a stylish tiled shower room fitted with a shower enclosure, electric shower, wash-hand basin, and WC.

The property further benefits from partial double glazing, gas central heating, and access to an attic, offering additional storage potential.

Externally, the home is surrounded by well maintained gardens to both the front and rear. The front garden is laid to lawn with paved pathways and mature shrub borders, creating an attractive first impression. The enclosed rear garden also features a lawn with established shrub borders, providing a private outdoor space to relax and enjoy. A driveway and garage provide convenient off-street parking.



Below: Living Room



Below: Entrance Hall



Below: Dining Area/ Snug

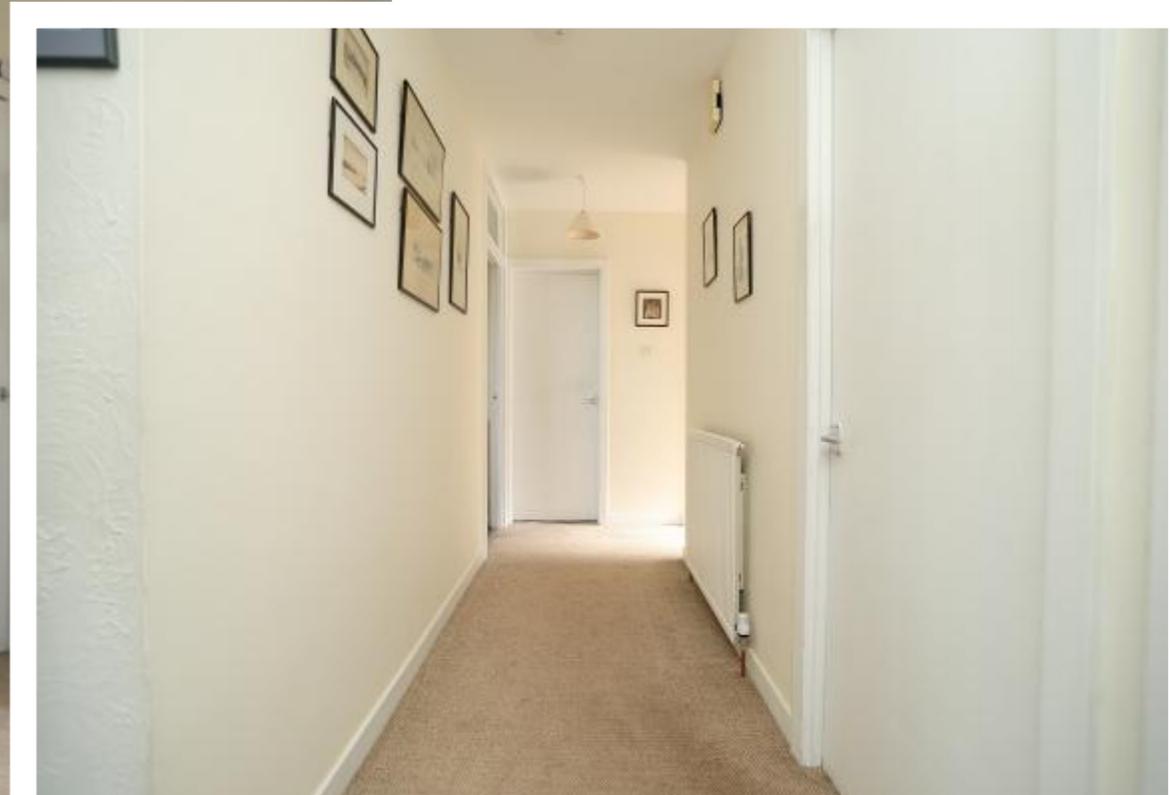


Below: Kitchen



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

Below: Hallway



Below: Bedroom One / Study



Below: Bedroom Two



Below: Bedroom Three



Below: Shower Room



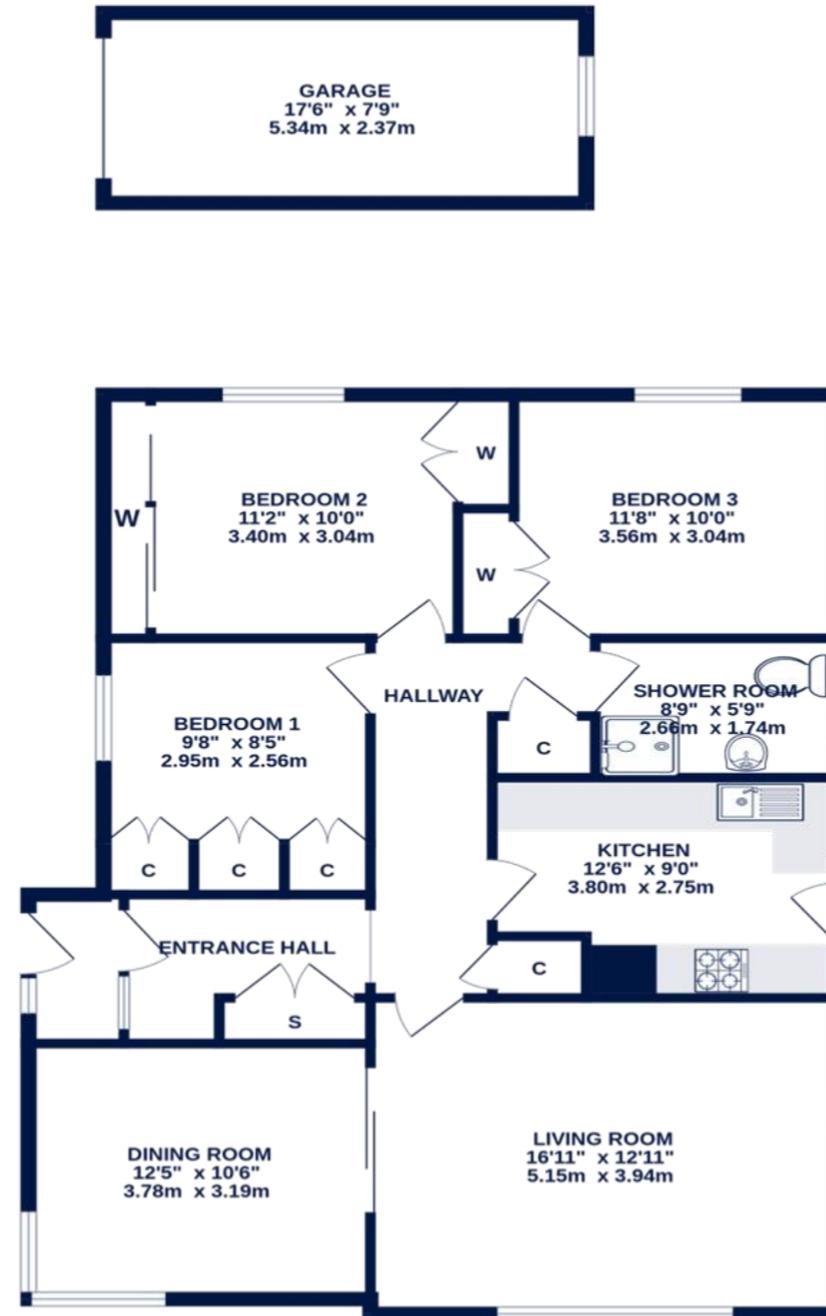
Right: Rear Garden



Right: Front and Side Garden







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.



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: D64

Council Tax:

The property is band D and the amount of council tax payable for 2026/2027 is £2,347.28 .
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.

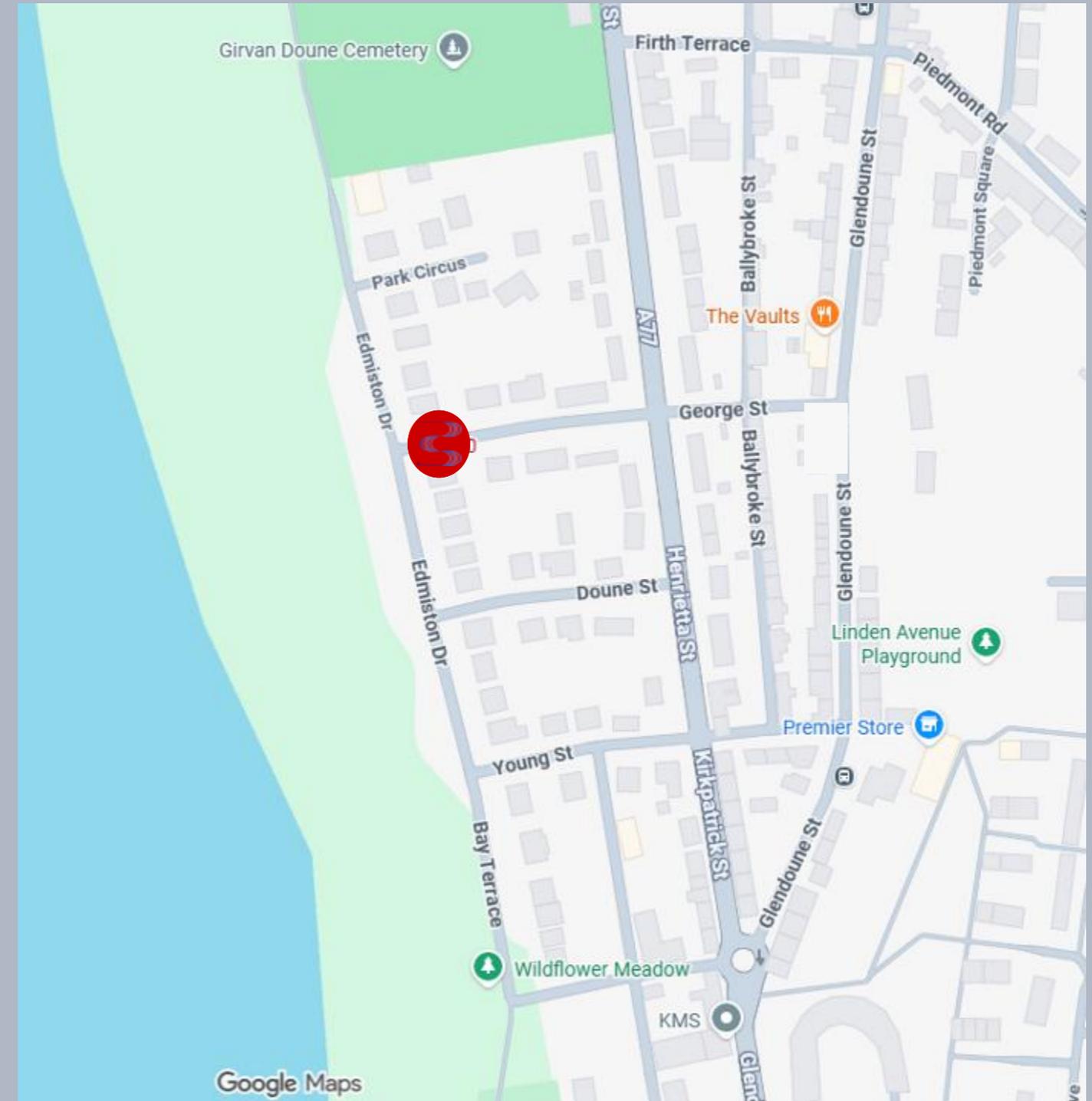
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.



[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 March 2026