



# 1 North Drive, Girvan

Bruach Property are delighted to present 10 North Drive, Girvan, an impressive three-bedroom detached bungalow occupying a substantial corner plot within a prime central location. This lovely home offers generously proportioned and highly versatile accommodation, thoughtfully arranged over two levels to suit a variety of modern lifestyles. The property is further enhanced by a beautifully appointed conservatory to the rear, creating an light filled living space with attractive views across the private garden. Ideally positioned in the heart of Girvan, the property benefits from immediate access to a wide range of local amenities, all within easy walking distance, while still offering a sense of privacy and space. This is a rare opportunity to acquire a home of both substance and flexibility, perfectly suited to discerning buyers seeking a refined residence in a highly convenient location. .

The accommodation is entered via an inviting vestibule, which leads into a spacious and welcoming reception hallway providing access to the principal ground floor apartments. To the front of the property, a beautifully presented living room is bathed in natural light from a charming bay window, offering pleasant views over the front garden. This elegant space is further enhanced by a feature fireplace, creating a warm and refined focal point. Positioned to the rear, the dining area forms the heart of the home, a superb space for both everyday living and entertaining, with double glazed doors opening seamlessly into the conservatory. The conservatory is a standout feature, offering a generous, light-filled environment with delightful views across the enclosed rear garden, and further benefits from patio doors providing direct outdoor access. Also located to the rear is a spacious and well appointed modern kitchen, fitted with a range of wall and floor-mounted units, sleek contemporary worktops with matching splashbacks, a stainless steel sink, and a freestanding five-ring range cooker. The kitchen offers both style and functionality, with convenient access to the garden via a rear hallway.

The sleeping accommodation comprises three well-proportioned double bedrooms. Bedroom one is situated to the front, enjoying views over the garden, while bedroom two is located to the rear with a peaceful garden outlook. Bedroom three occupies the upper level, accessed via a staircase from the dining area, and is a generous double room enhanced by Velux-style window allowing for natural light and partial views across the surrounding countryside. This bedroom is complemented by a bathroom fitted with a bath, wash hand basin, and WC.

Completing the accommodation on the ground floor is a stylish, fully tiled shower room featuring a quadrant shower enclosure, WC, and a contemporary vanity unit with integrated wash hand basin.

Externally, the property continues to impress. The front garden is laid to lawn with mature flower and shrub borders, creating an attractive first impression. To the side, a substantial driveway provides ample off-street parking and leads to a large detached garage.

The expansive rear garden is a particular highlight, comprising a well-maintained lawn, mature planting, raised beds, and a variety of seating areas ideal for outdoor entertaining or simply enjoying the summer months in a private and tranquil setting.



Below: Living Room



Below: Conservatory



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



Below: Bedroom One



Below: Bedroom Two



Below: Bedroom Three



Below: Bathroom First Floor



Below: Shower Room



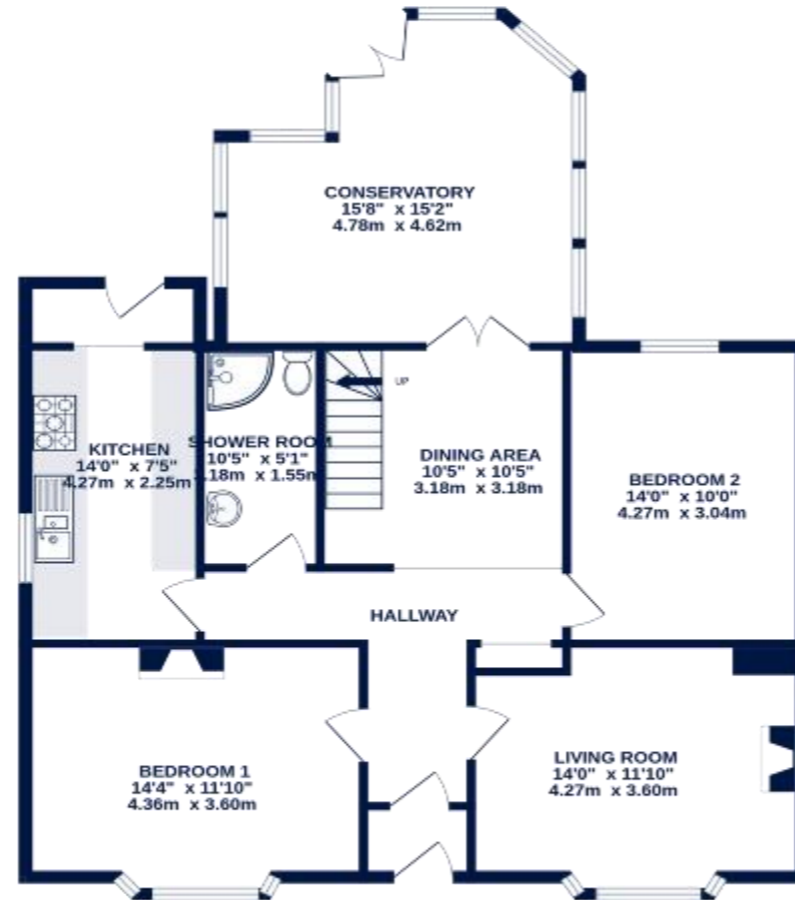
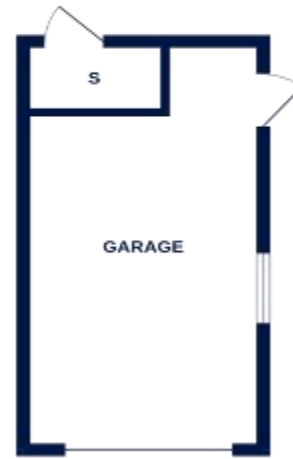
Right: Rear Garden



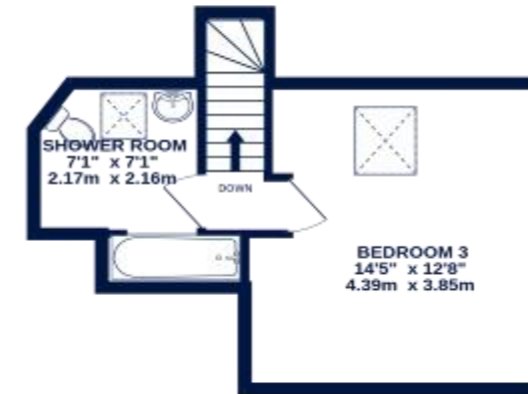
Right: Front and Side Garden



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: Side 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: D(56)

### 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](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.

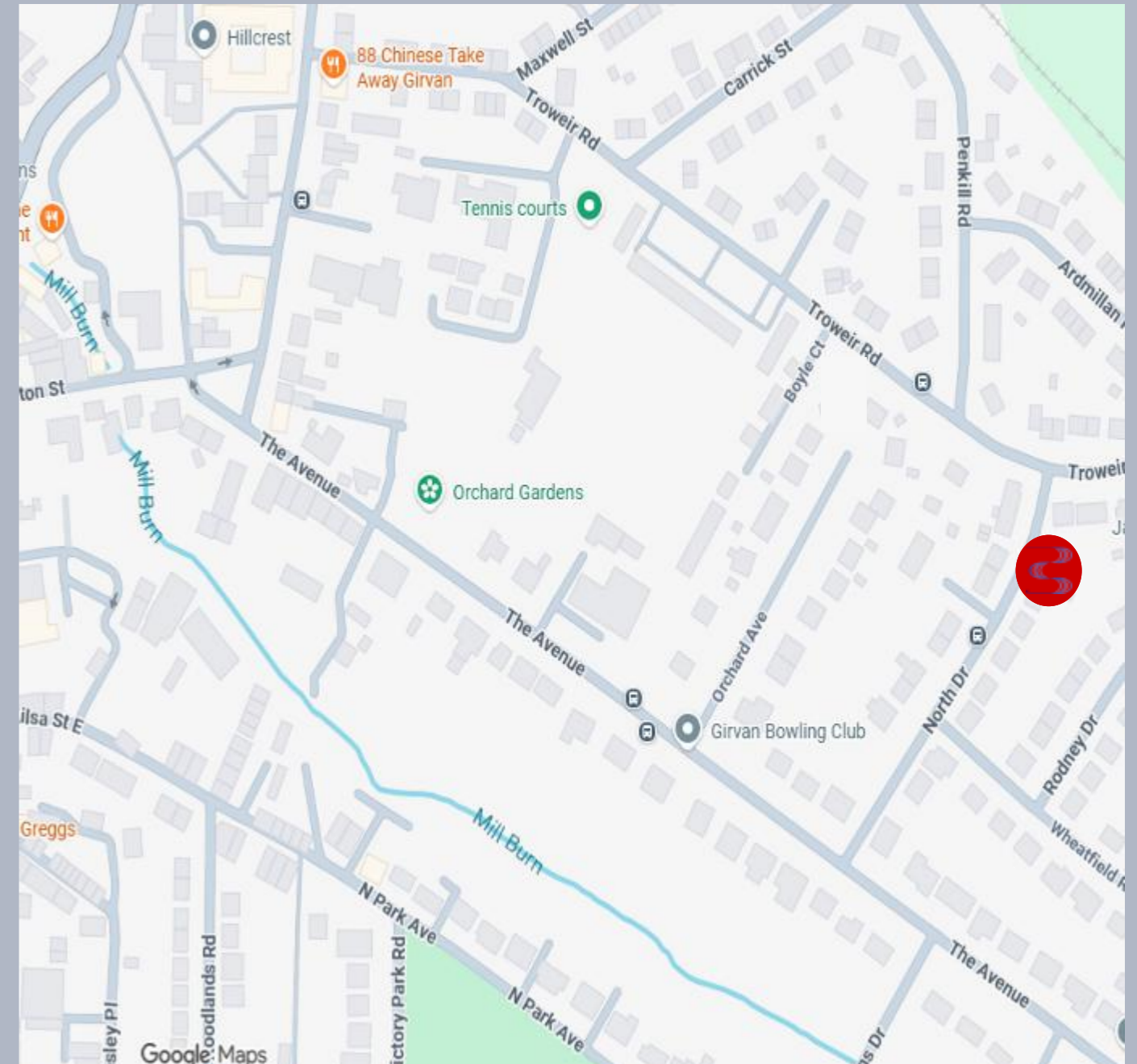
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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**

#### 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