



21 Rodney Drive, Girvan

Bruach Property are delighted to present to the market this charming detached bungalow, ideally positioned within one of Girvan's most desirable residential locations. Situated at 21 Rodney Drive, this beautifully maintained two-bedroom home offers spacious, flexible accommodation all on one level. Finished in tasteful neutral tones throughout, the property is flooded with natural light, creating a bright and welcoming atmosphere from the moment you step inside. The well-proportioned accommodation has been thoughtfully designed to provide comfortable and practical living, making it an excellent choice for a variety of purchasers, including families, downsizers, and those seeking a retirement home. Rarely available in such a sought-after location, this attractive bungalow presents a wonderful opportunity to acquire a quality home with broad appeal.



In more detail, the property is entered via a spacious and welcoming L-shaped hallway, flooded with natural light and benefiting from a large storage cupboard, providing excellent everyday practicality. To the front of the property lies the generous lounge, a bright and comfortable living space enjoying attractive views over the front garden and towards the surrounding hills. The large window allows an abundance of natural light to fill the room, creating a warm and inviting atmosphere.

Located to the rear is the well proportioned kitchen, which overlooks the rear garden. The kitchen is fitted with a range of wall and floor-mounted units, complemented by ample worktop space, a stainless-steel sink, and designated space for white goods. Two large storage cupboards provide additional convenience, while a door from the kitchen offers direct access to the rear garden.

The property benefits from two spacious double bedrooms, both featuring built-in wardrobes. Bedroom One, currently utilised as a dining room, is positioned to the front of the property and enjoys pleasant views across the front garden through a large picture window. Bedroom Two is situated to the rear and overlooks the garden, providing a peaceful and private setting.

Completing the accommodation is a contemporary shower room, fitted with a shower enclosure, WC, and wash hand basin set within a stylish vanity unit.

Externally, the property continues to impress. A chipped and paved driveway to the side of the home provides ample off-street parking and extends to the rear. The front garden has been designed for ease of maintenance and is laid with decorative stone chips, mature shrub borders, and a paved patio area. The fully enclosed rear garden offers a wonderful outdoor space, featuring a large lawn, established planting, and paved seating areas ideal for relaxing and entertaining during the warmer months.

The generous plot also presents excellent future potential, with scope to reinstate a garage or further extend the property, subject to the necessary planning permissions and consents.



Below: Living Room



Below: Bedroom / Dining Area



Below: Hallway



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

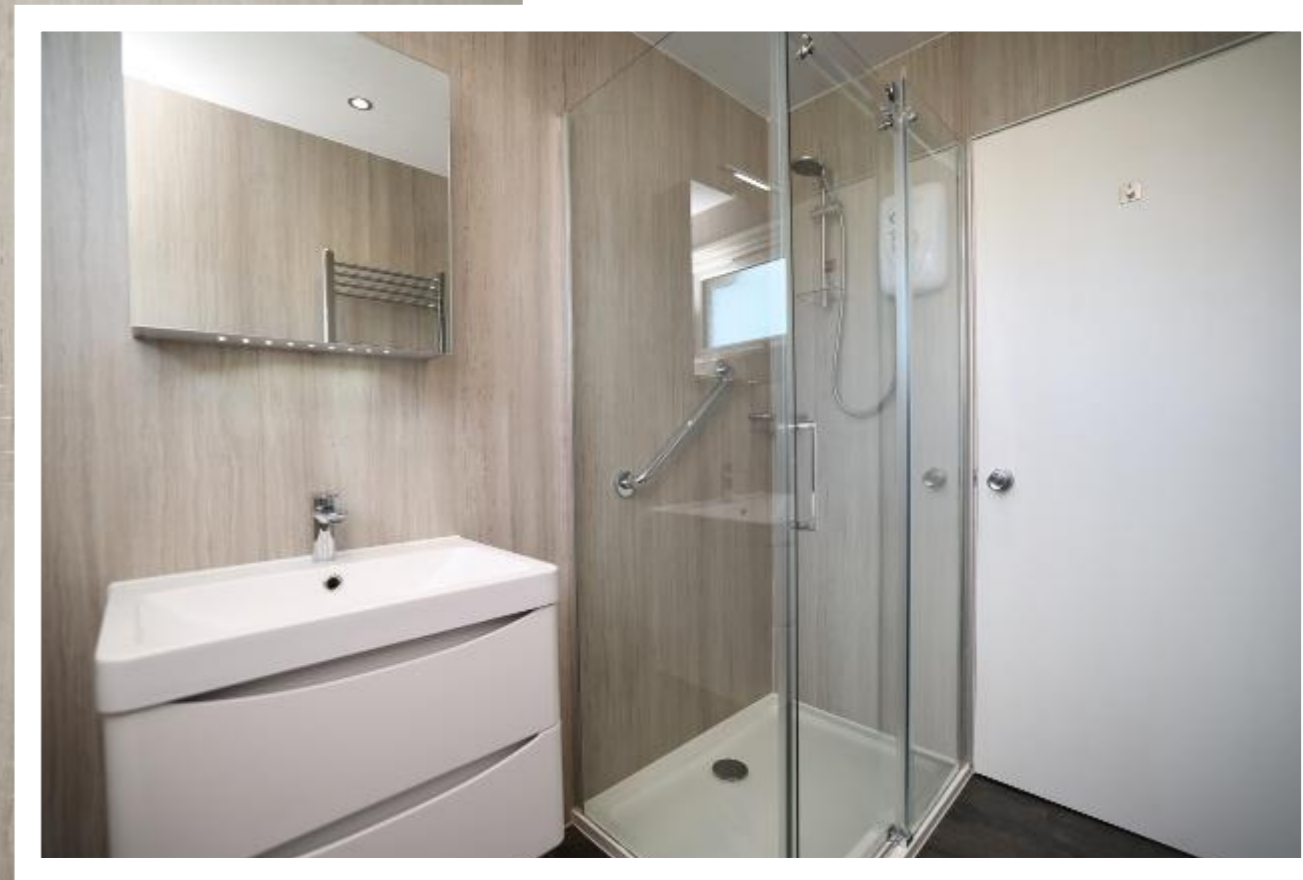
Below: Kitchen

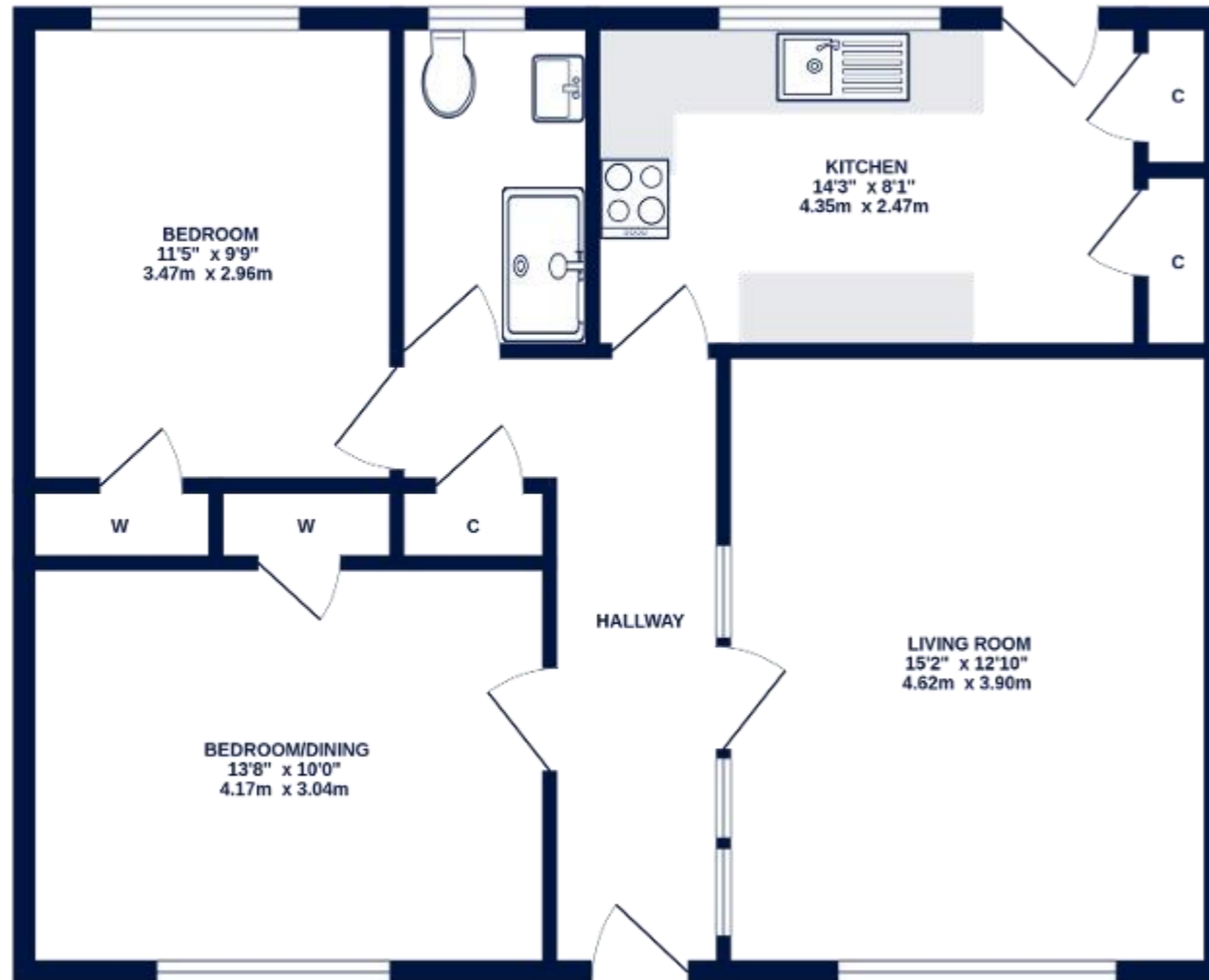


Below: Bedroom



Below: Shower Room





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: Rear Garden



GENERAL REMARKS

Services:

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

EER Rating:

EER: E46

Council Tax:

The property is band B and the amount of council tax payable for 2025/2026 is £1,687.62 .
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.

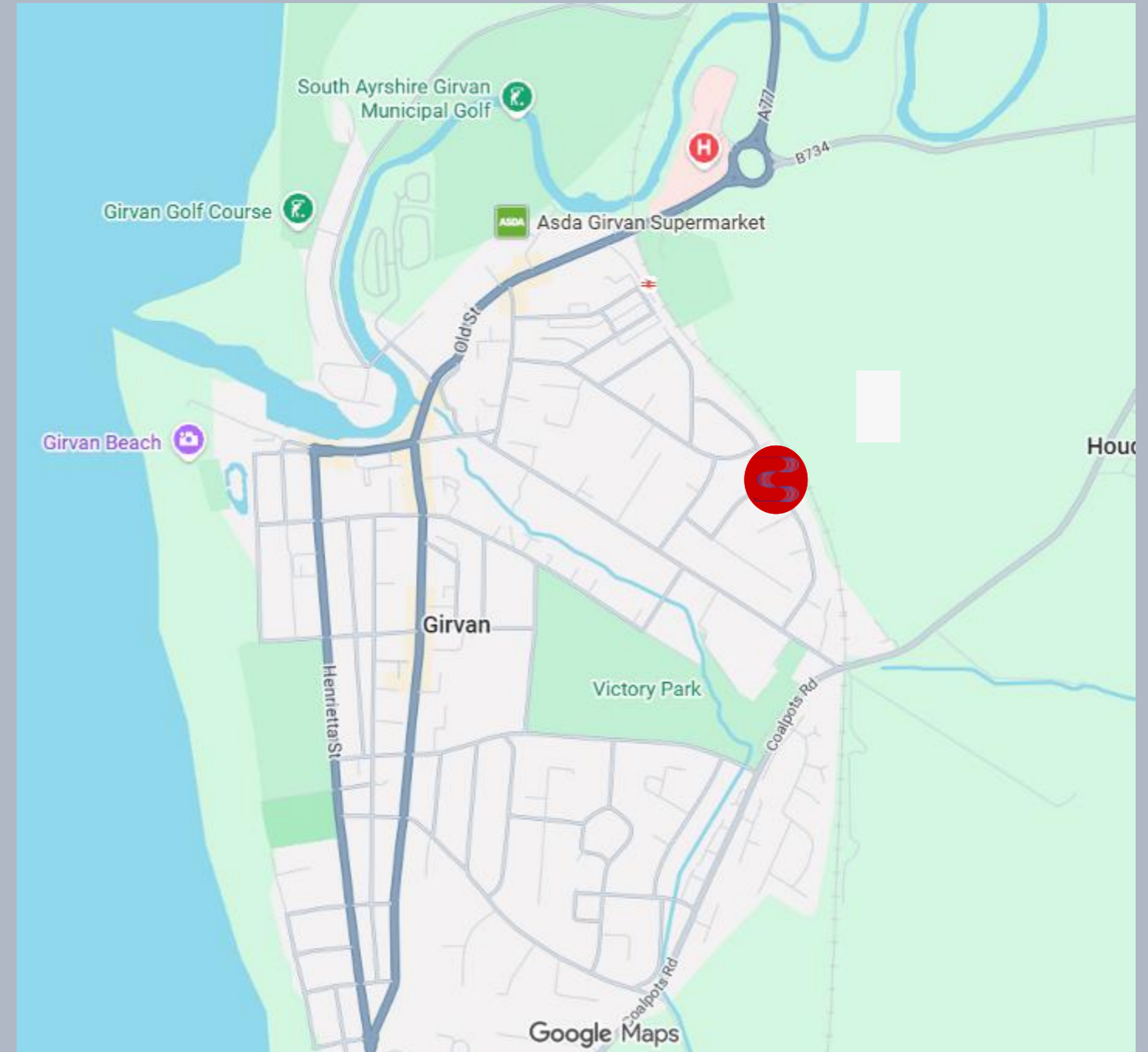
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.



Right: Front Garden



Right: Front of property and view





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 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 June 2026