



JOHN'S KITCHEN
ON THE HIGH ST

37 J. Dunlop, Florist
01655 882210
www.jdunlop.com

41 COCKBURN GALLERY

BARBER SHOP

39 High Street, Maybole

Bruach Property are delighted to present to the market 39 High Street, Maybole, a lovely two-bedroom first-floor apartment, finished to an exceptional standard and offered in true walk-in condition, set within the heart of this charming Ayrshire town. This beautifully presented home combines style and practicality, featuring a thoughtfully floored and lined loft space that provides valuable additional storage. The property further benefits from a generous rear-facing garden, offering a private outdoor retreat, complete with a substantial timber outbuilding. Ideally positioned to take full advantage of local amenities and transport links, this impressive residence will appeal to a wide range of discerning buyers seeking both comfort and convenience.



Upon entering the property, a welcoming entrance vestibule leads into a spacious reception hall, setting the tone for the accommodation beyond. From here, access is provided to the staircase leading to the first floor, as well as an external door opening onto the impressive rear garden.

The first floor reveals a generously proportioned L-shaped hallway, offering access to the principal apartments. To the front, the elegant living room is a standout feature of the home, boasting a striking fireplace and expansive triple-aspect windows that flood the space with natural light, creating a bright and inviting atmosphere.

Positioned to the rear, the well-appointed contemporary kitchen is fitted with a range of stylish floor and wall-mounted units, complemented by a gas hob, fan oven, stainless steel sink, and ample space for freestanding appliances. A window frames pleasant open views across the town.

The property offers two well-proportioned bedrooms. The principal bedroom is located to the rear, enjoying peaceful outlooks over the garden and beyond, while the second bedroom sits to the front, benefitting from an open aspect over the High Street. A distinctive spiral staircase from the bedroom leads to a substantial floored and lined attic space, providing excellent additional storage or potential for further use.

Completing the internal accommodation is a beautifully finished modern bathroom, fitted with a bath, overhead shower, WC, and wash hand basin.



Below: Living Room



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

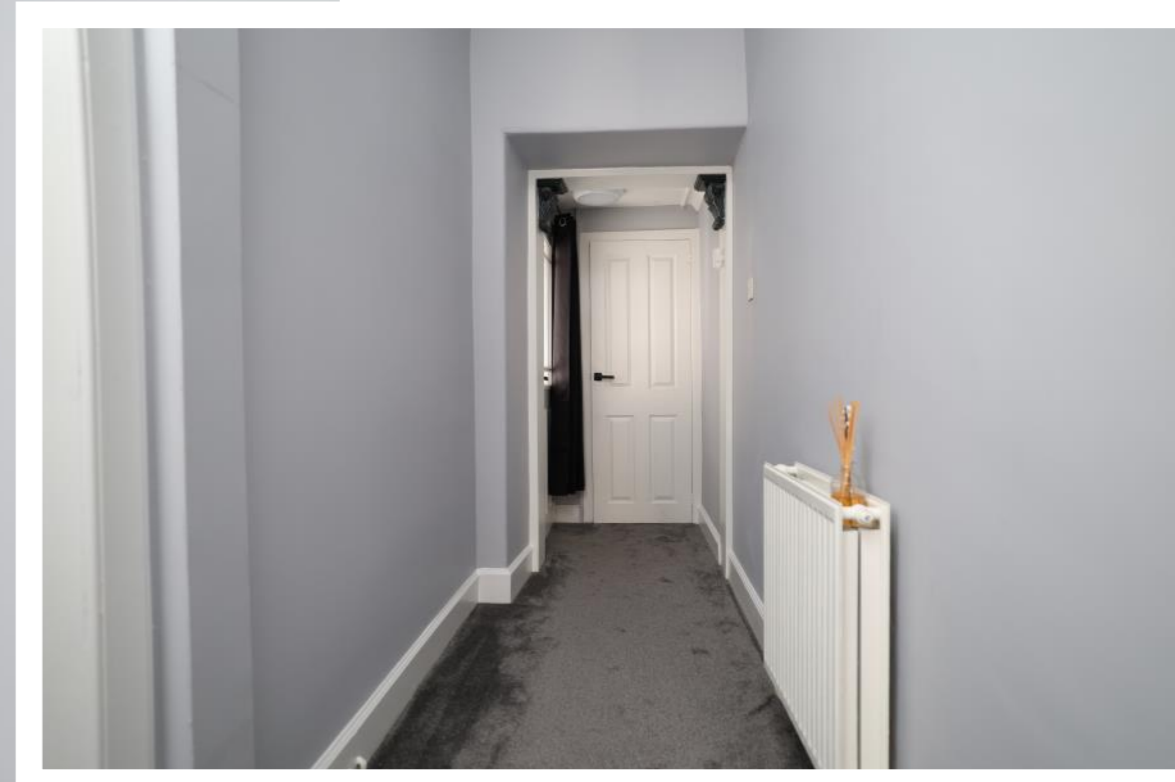
Below: Kitchen



Below: Bathroom



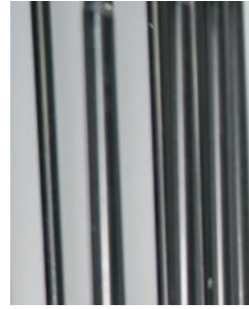
Below: Hallway



Below: Bedroom One



Below: Bedroom Two



Below: Attic Room

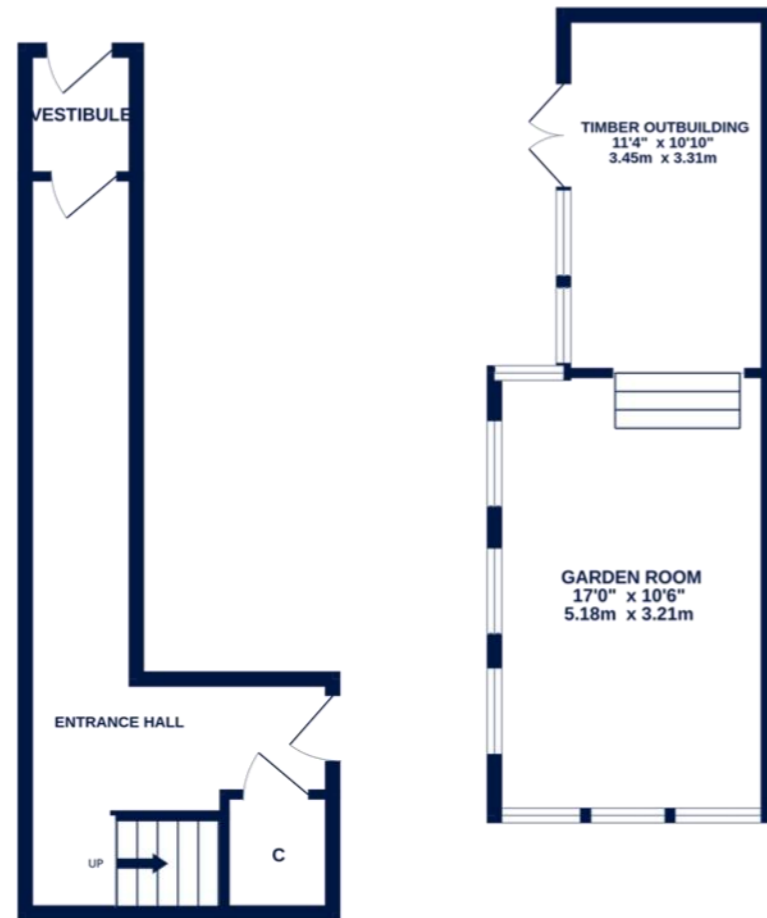




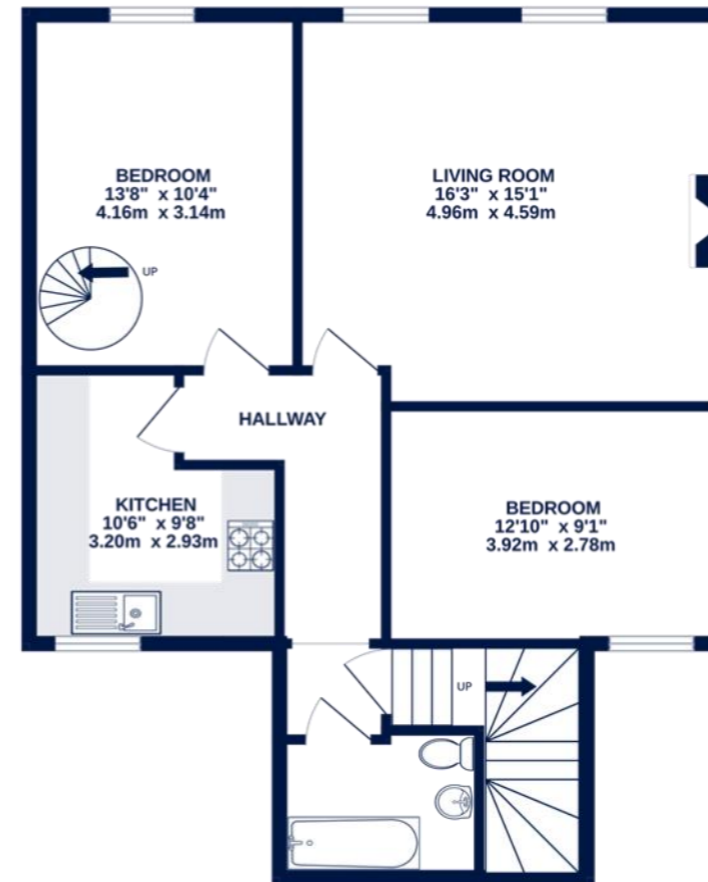
Externally, the property continues to impress. The rear garden is both extensive featuring paved pathways, a timber decking area ideal for outdoor entertaining, and mature shrub borders. A substantial timber outbuilding offers versatile workshop space along with a dedicated seating area, making it perfectly suited for use as a garden studio, home office, or creative retreat.



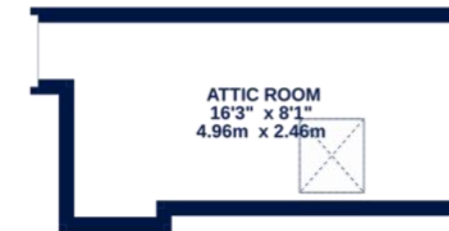
GROUND FLOOR



FIRST 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: Garden Room



Below: Garden



GENERAL REMARKS

Services:

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

EER Rating:

EER: D(68)

Council Tax:

The property is band A and the amount of council tax payable for 2026/2027 is £1,564.85
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.

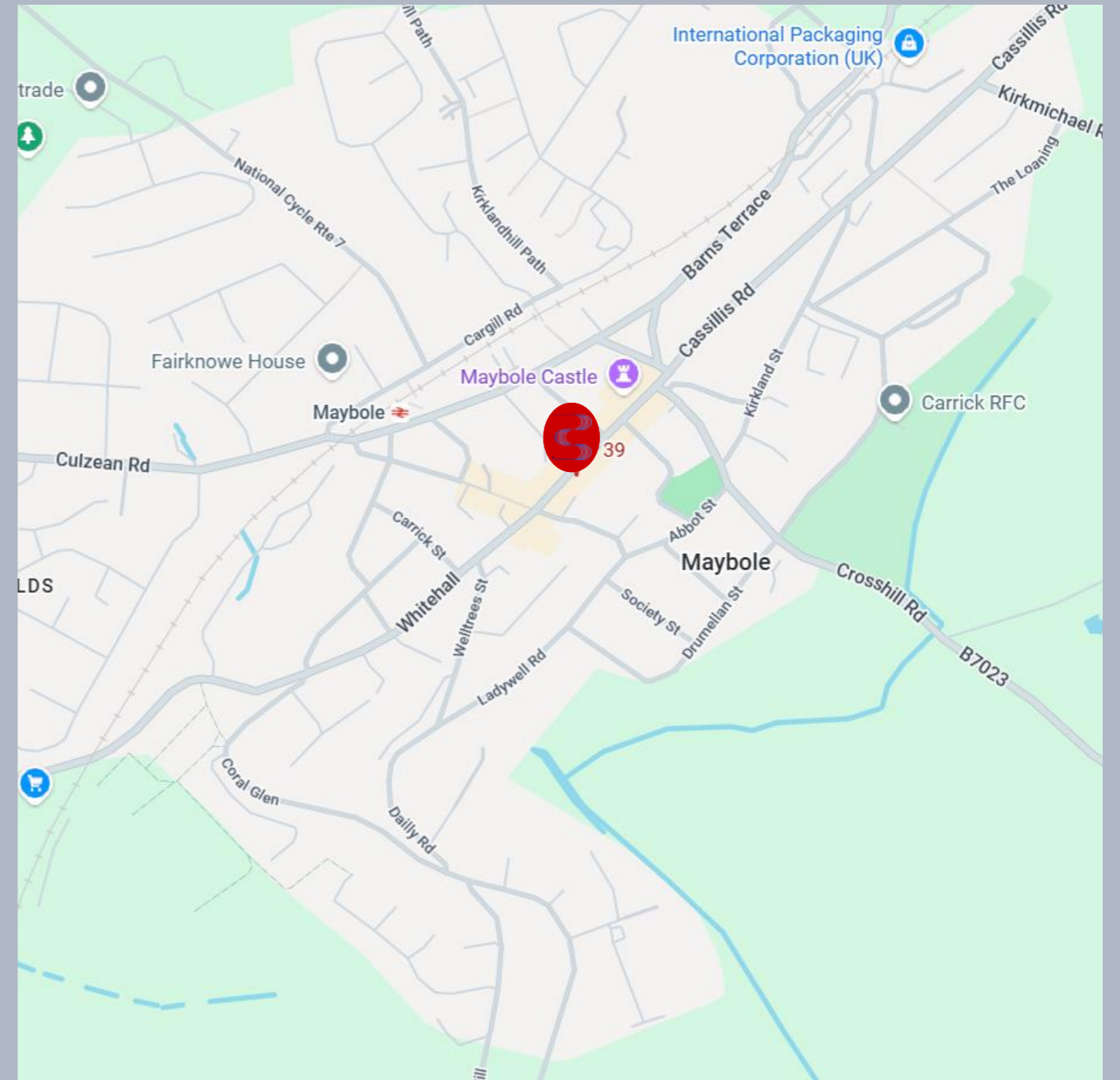
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.



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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 April 2026