



## 5 Kirkpatrick Street, Girvan

Bruach Property are delighted to bring to the market 5 Kirkpatrick Street, a charming two bedroom terraced home ideally located close to Girvan seafront. The property is set over two levels and is presented in neutral colour tones throughout, creating a bright and welcoming living space. It also benefits from partial sea views, adding to its appeal. This home will suit a wide range of buyers, including first-time purchasers, those looking to downsize, or anyone seeking a seaside retreat or holiday bolt-hole. Early viewing is highly recommended to fully appreciate all that this property has to offer.



The property comprises a bright, front-facing lounge with stairs leading to the first floor. A door from the living room opens into an inner hallway, providing access to Bedroom One, the bathroom, and the kitchen.

The modern kitchen is located to the rear of the hallway and features patio doors leading out to the rear garden. It is fitted with a range of floor and wall-mounted units, a fan oven, gas hob, extractor fan, stainless steel sink, and space for white goods.

The bathroom is also located off the hallway and consists of a WC, wash hand basin, bath, and an over-bath electric shower.

The sleeping accommodation includes two bedrooms. Bedroom One is a bright room located off the hallway with views over the rear garden. Bedroom Two is a double room situated on the first floor, featuring a front-facing window with partial sea views and partial views of Ailsa Craig.

Externally, the property benefits from an enclosed rear garden with a gate providing access to Ballybroke Street. The garden is laid with concrete paths, decorative stone chips, and a paved patio area, ideal for enjoying the summer months.

Further benefits include gas central heating and double glazing.

Girvan offers a wide range of local amenities, including both primary and secondary schooling, shops, and restaurants. The world-famous Turnberry Golf Course is only a short distance away, and South Ayrshire is renowned as a premier golfing destination. Excellent transport links are available, with a rail connection providing direct access to Ayr and Glasgow.



Below: Living Room



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

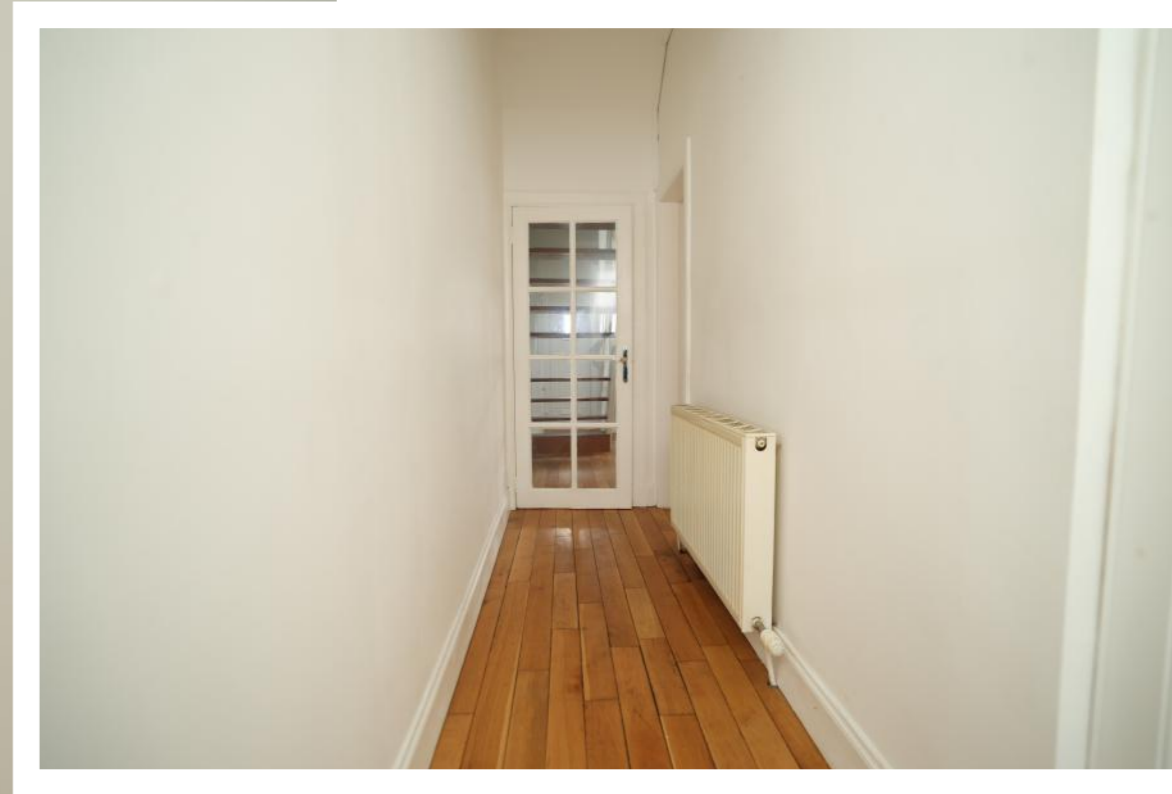
Below: Kitchen



Below: Bathroom



Below: Hallway



Below: Bedroom One



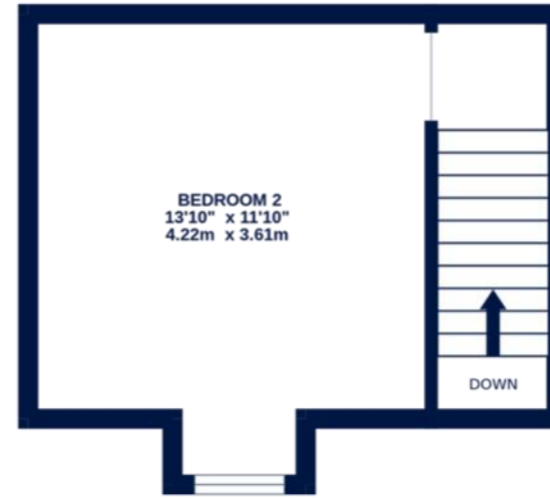
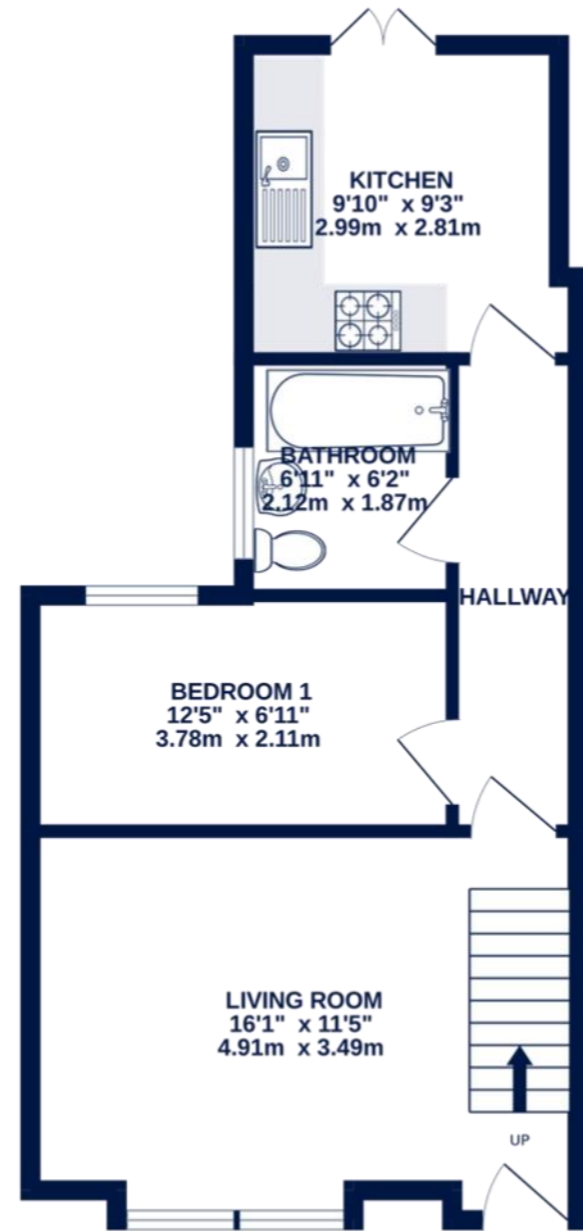
Below: Bedroom Two



Right: Rear Garden



ACCOMMODATION LAYOUT



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 gas central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

### EER Rating:

EER: D56

### Council Tax:

The property is band B and the amount of council tax payable for 2026/2027 is £1,825.66. 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.

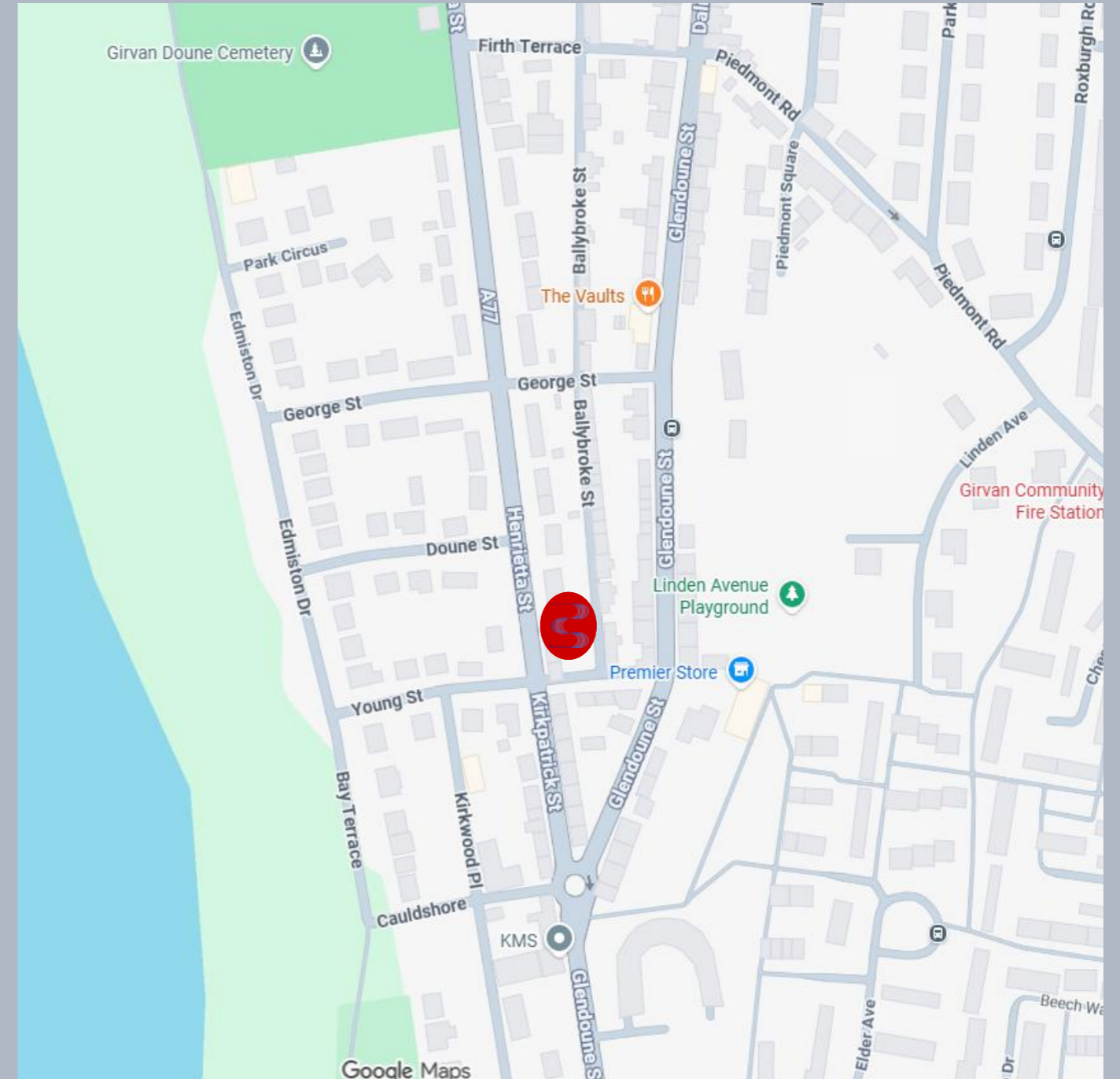
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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 April 2026