



1 Fauldribbon, Girvan

We are delighted to bring to the market 1 Fauldribbon Road, a two bedroom, end terrace home in walk-in condition located in the centre of the town. This property is a fantastic acquisition for a variety of purchasers as it's location in Girvan offers great amenities including, schools, and play areas. The house is presented to the market with a modern contemporary feel split over two levels complemented by a large garden with timber shed. Viewing is highly recommended.



The property in more detail consists of a bright entrance hallway providing access to the main ground floor apartments and to the first floor. The living/diner is located off the kitchen to the front and rear of the property with double aspect views. The living area benefits from having a gas fire. Patio doors from the dining area lead out to the rear garden. The modern kitchen has been fitted out with streamline work surfaces and offers a range of floor and wall mounted units, integrated fan oven/grill, fridge freezer and washing machine.

On the upper floor, there are two double bedrooms and family shower room. To the front of the property you will find a large double bedroom with built-in wardrobe and separate cupboard. Bedroom two is also a double located to the rear with window overlooking the rear garden. Completing the accommodation is a family shower room with shower enclosure, WC and sink.

To the property further benefits from gas central heating and double glazing.

The garden to the rear is fully enclosed with a timber fence. The garden is laid to paving slabs and a lawn area. At the bottom of the garden you will find a large timber shed. The garden to the front of the property is enclosed with a timber fence and is laid to grass with mature shrub border.

Girvan has good local amenities including primary and secondary schooling, restaurants and shops. The world famous Trump Turnberry golf course is only a short distance away and South Ayrshire has long been recognised as a golfing mecca. There is also a rail link to Ayr and Glasgow.



Below: Kitchen

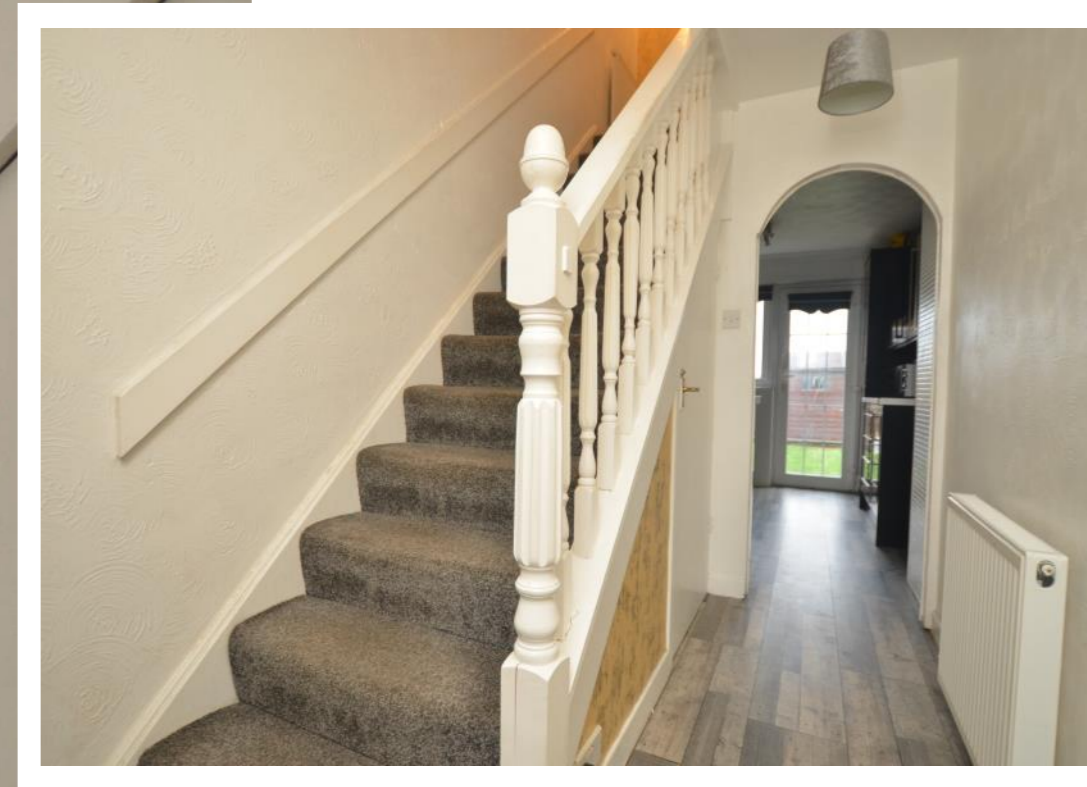


Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3055

Below: Bedroom One



Below: Entrance Hallway



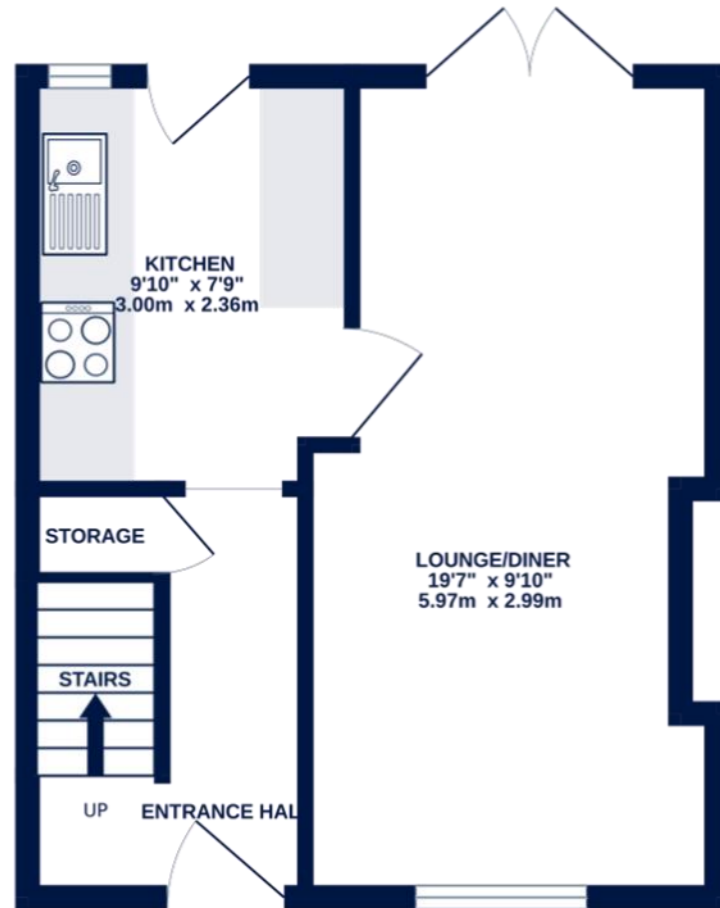
Below: Bedroom Two



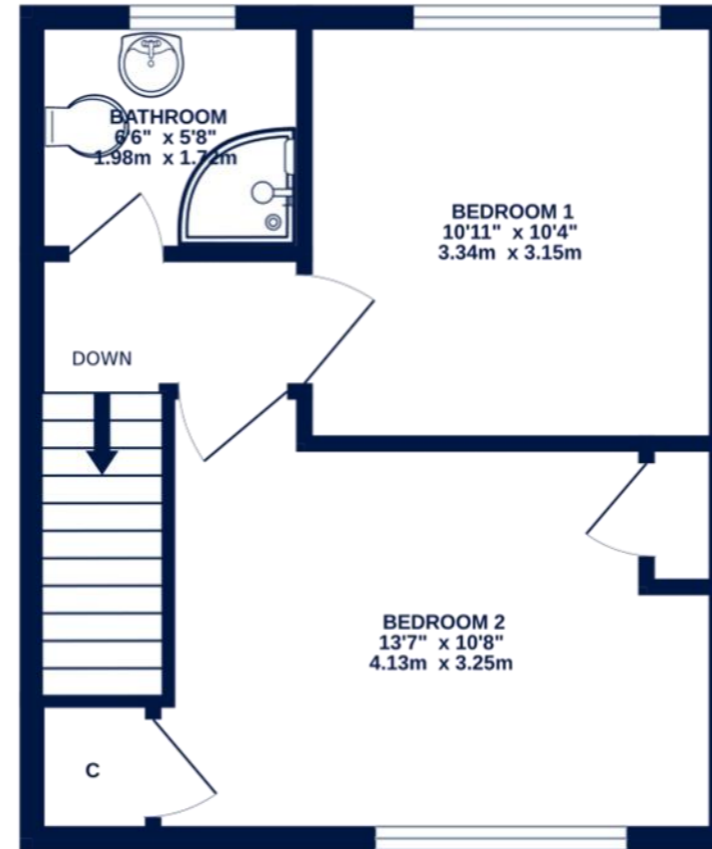
Below: Shower Room



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: Rear Garden



GENERAL REMARKS

Services:

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

EER Rating:

EER: E(54)

Council Tax:

The property is band A and the amount of council tax payable for 2023/2024 is £1,303.60.
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.

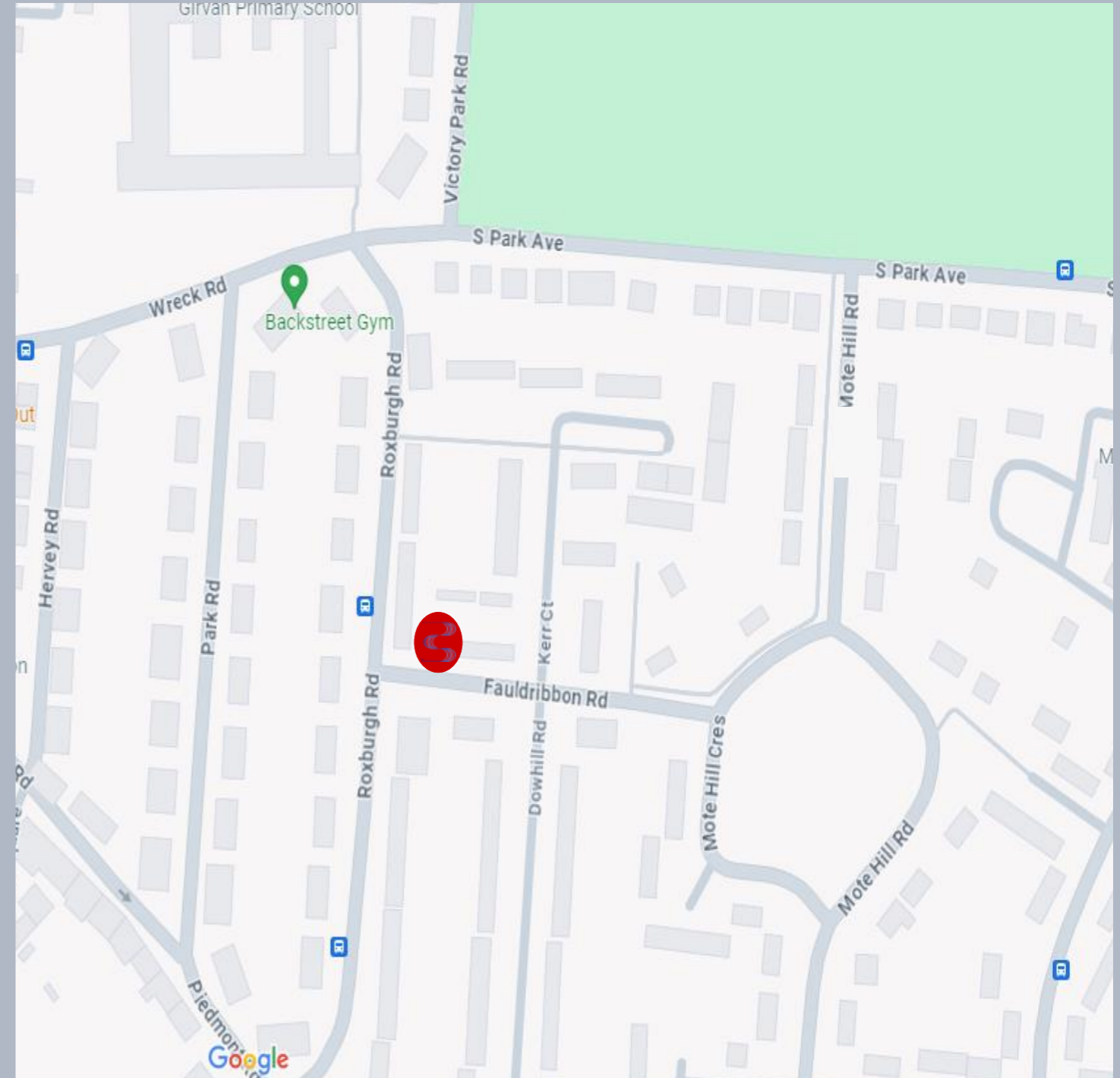
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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GIRVAN

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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 have been sold, let or withdrawn. Photographs and particulars were taken in January 2024.