



## 14 Roodlands Road, Girvan

Bruach Property is thrilled to present 14 Roodlands Road, a charming two-bedroom detached bungalow situated in the heart of the picturesque seaside town of Girvan. This delightful property offers the perfect blend of convenience and tranquillity, nestled within a short walking distance of the town's seafront and an array of local amenities. With all on the level accommodation the bungalow provides flexible and accessible living spaces that cater to a variety of lifestyles, making it an ideal choice for retirees or those seeking to downsize without compromising on comfort and functionality. Viewing is highly recommended.



The accommodation on offer presents a wonderfully inviting and well-appointed home, welcoming visitors from the very first step. An entrance vestibule leads into a bright, spacious hallway, setting the tone for the rest of the property's generous and airy living spaces. Stepping off the hallway, the front-facing living room is a true showpiece, flooded with natural light streaming in through two large windows and anchored by a charming feature fireplace. Continuing through, the kitchen is a modern, fitted with an abundance of wall and floor units to provide ample storage and workspace. Appliances including a ceramic hob, and hood, are complemented by a built-in breakfast bar, creating a seamless flow between cooking and casual dining. Adjacent to the kitchen, the utility room offers a practical space for laundry needs, with direct access to the rear garden through an exterior door. This leads into the bright and cheerful conservatory, which is currently utilized as a dining area, offering wonderful views over the expansive garden.

Sleeping accommodation consists of two double bedrooms, one to the front and one to the rear of the property, both bedrooms are spacious and bright with large windows projecting natural light into the rooms. An inner hallway provides access to a well-appointed shower room, complete with a shower cubicle, electric shower, toilet, and sink. Throughout the home, thoughtful storage solutions, such as the hallway cupboards, ensure a clutter-free living experience.

Stepping outside, the property's curb appeal is immediately evident, with a paved entrance path and decorative stone chips leading to the front. The rear garden is a true oasis, with a large, grassy expanse, stone chip pathways, and mature shrub borders and trees, creating the perfect setting for outdoor entertaining and relaxation. At the top of the garden, a spacious stone-chipped area with entrance gates provides ample off-street parking for multiple vehicles, with access from Wesley Place.

Completing the picture, the home is further enhanced by the comforts of gas central heating and double glazing, ensuring year-round comfort and energy efficiency.

Situated in the charming town of Girvan, the property enjoys close proximity to a wealth of local amenities, including primary and secondary schools, restaurants, and shops. Additionally, the world-renowned Trump Turnberry golf course is just a short distance away, making this an ideal location for golf enthusiasts. With excellent rail links to Ayr and Glasgow, the home offers a perfect blend of tranquil living and convenient connectivity.



Below: Living Room



Below: Conservatory



Below: Kitchen



Below: Utility Room



Below: Hallway



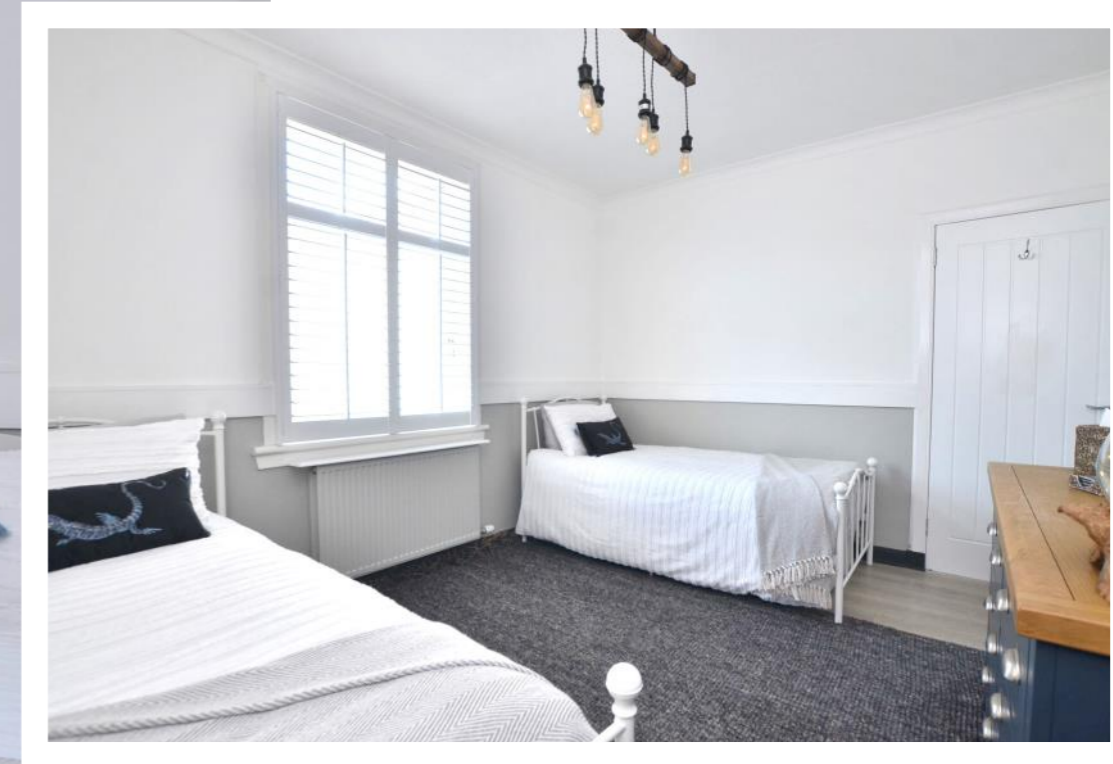
Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01465 715 065  
or  
Email: [girvan@bruachproperty.com](mailto:girvan@bruachproperty.com)  
Ref No. : BRU3081

Below: Bedroom One





Below: Bedroom Two



Below: Shower Room

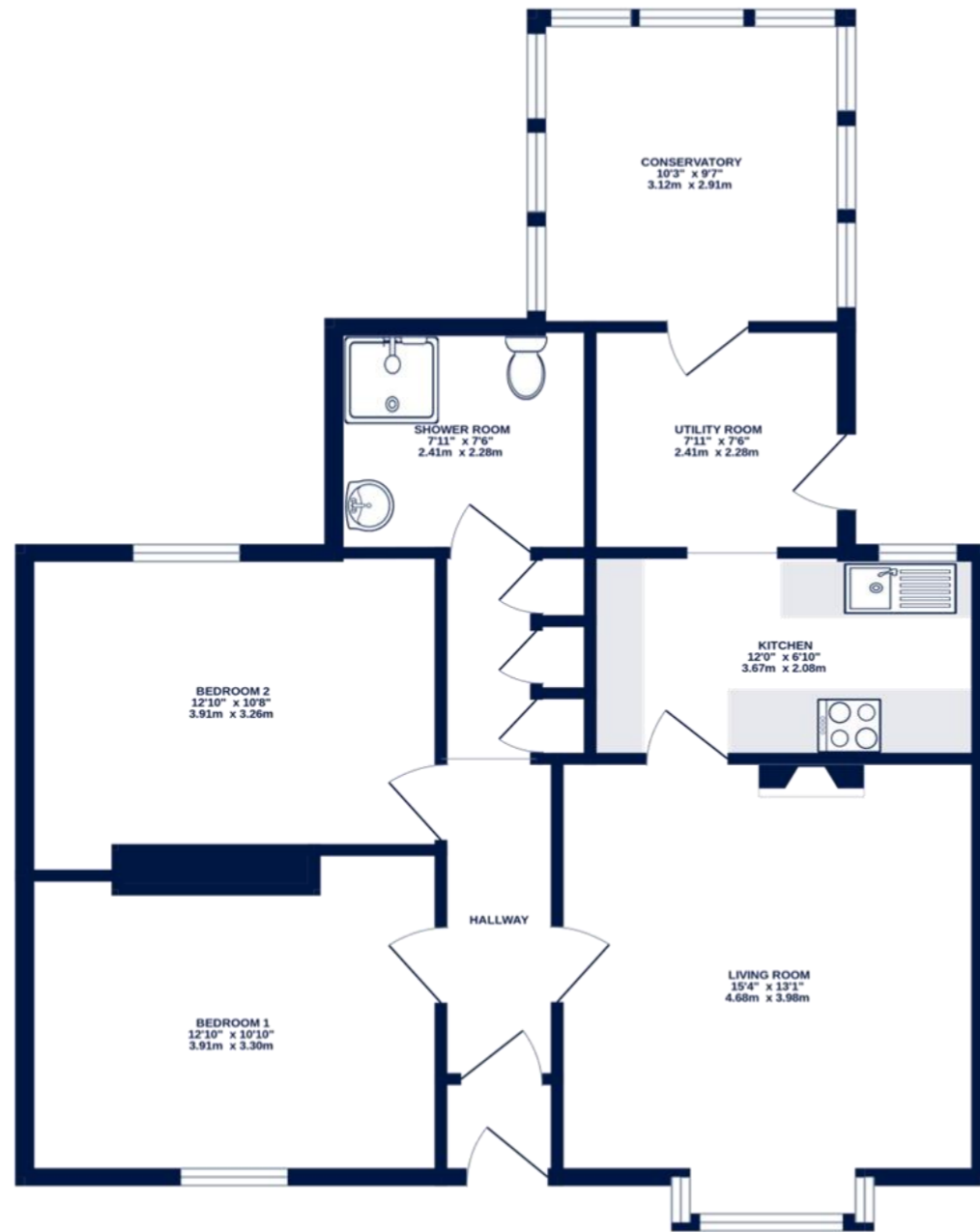


Below: Rear Garden



Below: Read Garden





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: Large Driveway Off Street Parking



## 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: C(69)

### Council Tax:

The property is band C and the amount of council tax payable for 202/2025 is £1,777.38. 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.

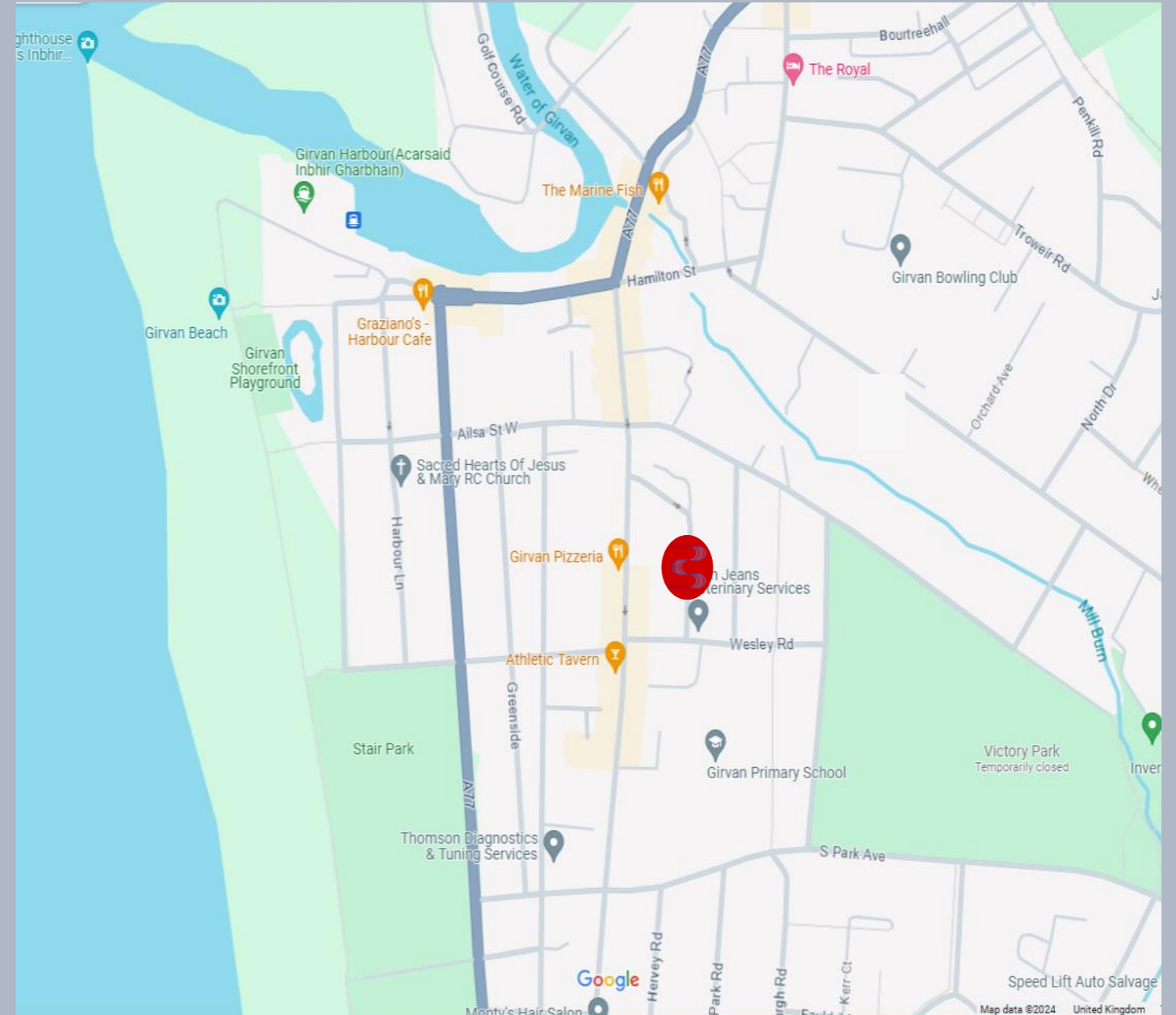
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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

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**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01655 331 616 | 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.

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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 2024.