



2 Beech Way, Girvan

2 Beech Way, is a well-presented mid-terrace house situated in the charming coastal town of Girvan, offering prospective buyers a wonderful opportunity to own a property with lovely views across the surrounding countryside. The property is presented to the market in good order with accommodation split over two levels with sleeping accommodation on the first floor. The property would appeal to variety of purchasers from first time buyers to retirees. Viewing is highly recommended to fully appreciate all that this property has to offer.



As you step inside, you're greeted by a bright and airy entrance hall complete with a convenient storage cupboard and a staircase leading up to the first floor. Just off the entrance, the open-plan living and dining area is flooded with natural light thanks to the double-aspect windows overlooking both the front and rear gardens. This spacious, inviting space provides the perfect setting for relaxing or entertaining guests, with ample room for comfortable furnishings and a dedicated dining area. From the living room, a door leads through to the fitted kitchen, which boasts an abundance of wall and floor-mounted cabinetry providing plentiful storage, as well as direct access out to the rear garden.

Ascending to the first floor, the property offers two generously-sized double bedrooms, each with their own unique charms. The primary bedroom, situated to the rear of the home, with views over the garden and benefits from a built-in wardrobe for added convenience. The second bedroom, located at the front, which features lovely countryside vistas and a large storage cupboard. Completing the upstairs accommodation is a well-appointed bathroom, complete with a bath, over bath shower, toilet, and sink.

Externally, the property is complemented by an enclosed front garden, tastefully landscaped with decorative stone chippings and paved stepping stones, offering a pleasant outlook over the surrounding rural landscape. To the rear, the fully-enclosed garden provides a tranquil oasis, with decorative stone chips, timber decking area, as well as convenient lane access.

In summary, 2 Beech Way is a delightful mid-terrace house that seamlessly blends comfortable living spaces, ample storage, and beautiful countryside views, making it an exceptional find for prospective buyers seeking a well-presented family home in the charming town of Girvan.



Below: Living Room Right: Dining Area



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3085

Below: Kitchen



Below: Bedroom One



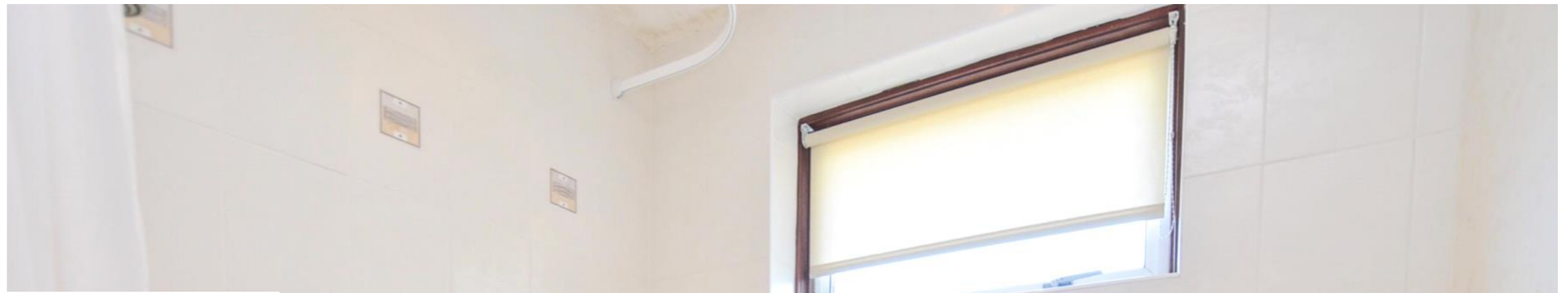
Below: Upper landing



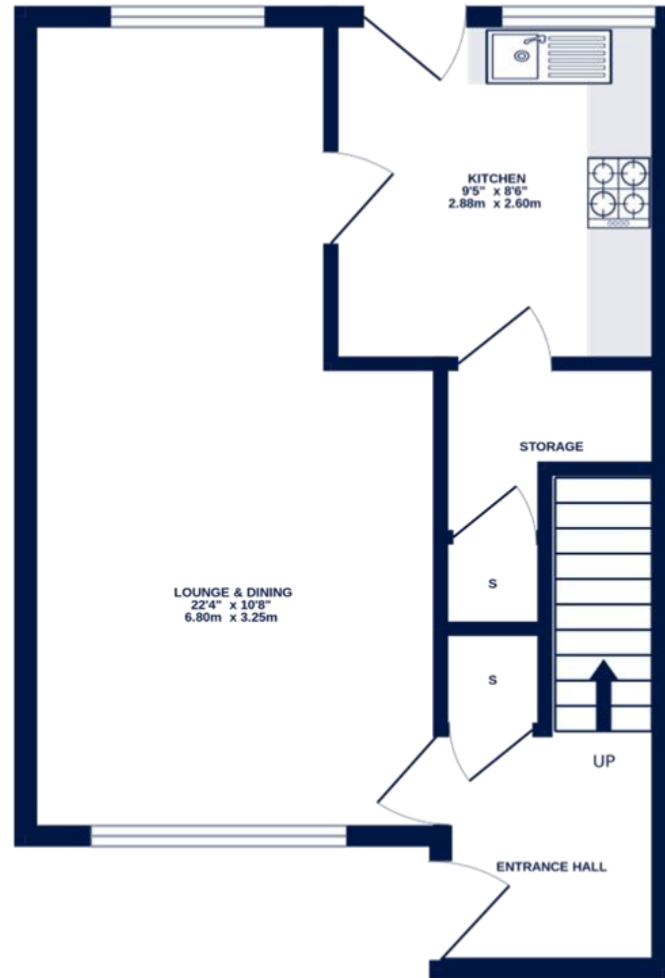
Below: Bedroom Two



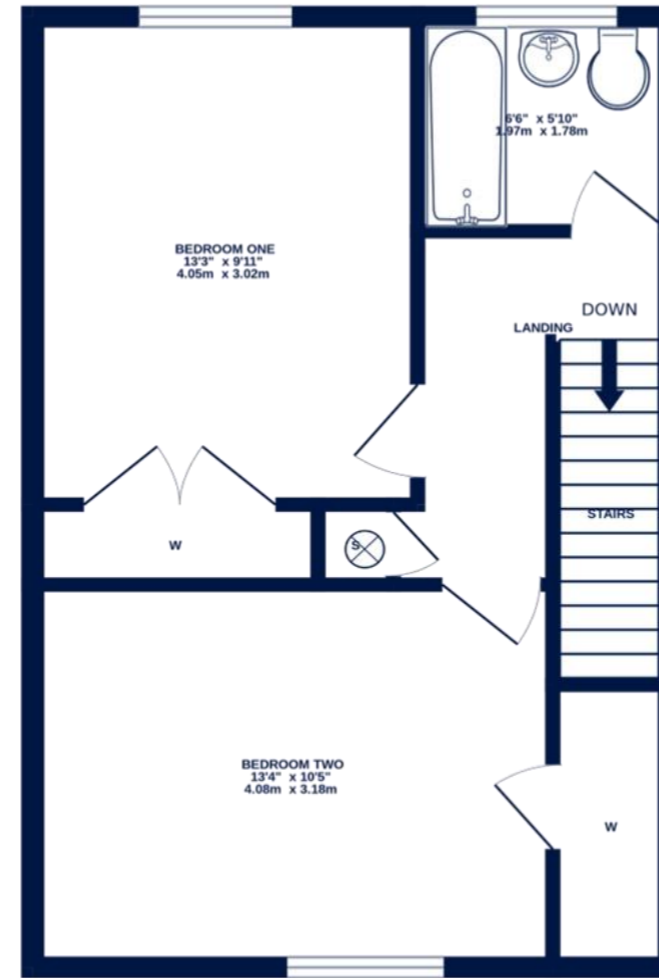
Below: Bathroom



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: Front Garden



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: C70

Council Tax:

The property is band B and the amount of council tax payable for 2024/2025 is £1,555.21. 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.

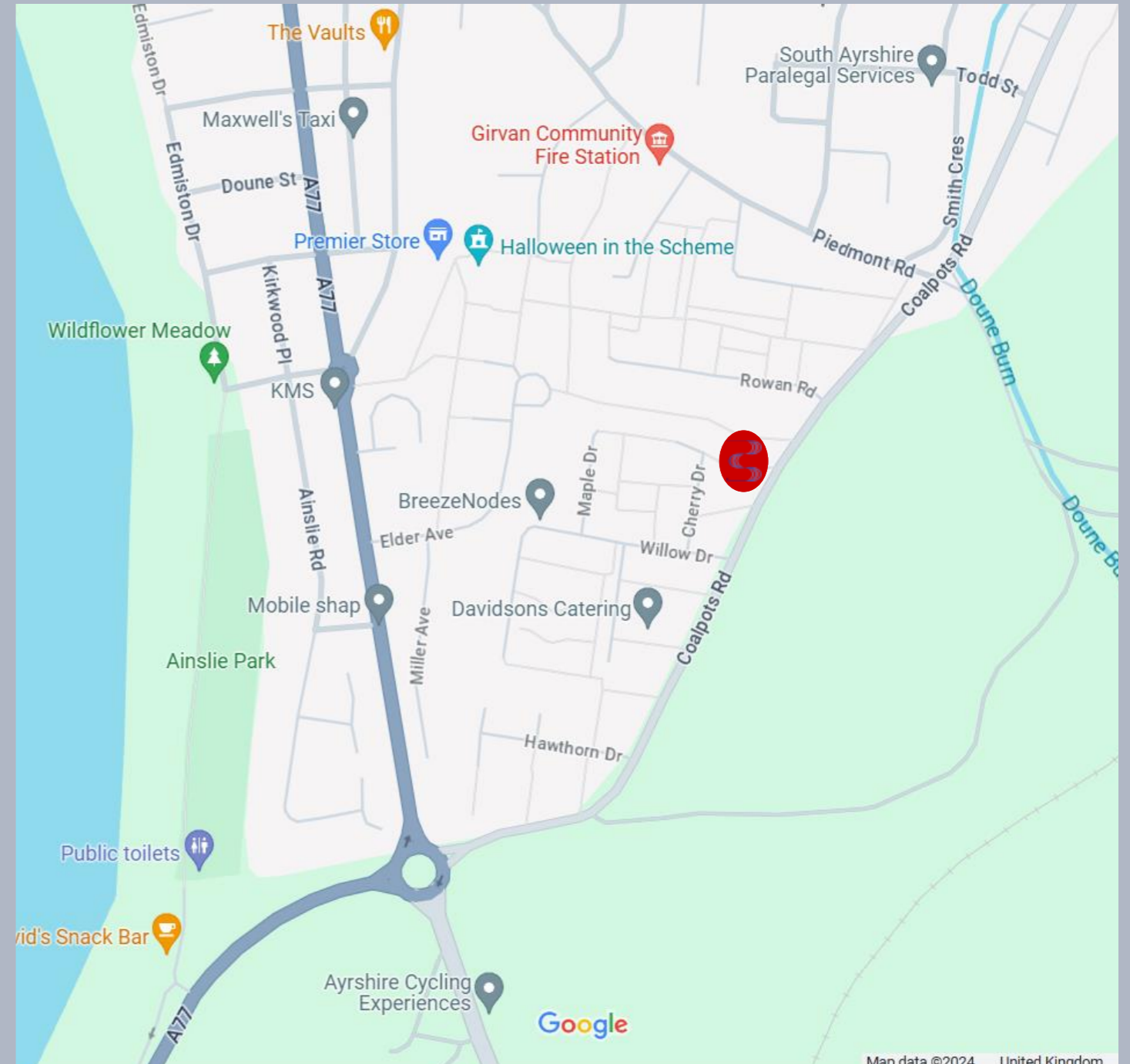
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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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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 viewing, inspecting properties or that have been sold, let or withdrawn. Photographs and particulars were taken in June 2024.