



17 Harbour Street, Girvan

17 Harbour Street is a truly captivating property that beckons to those seeking a serene coastal haven. This spacious 6-bedroom C Listed sandstone villa, with its generous proportions and thoughtful layout, presents an enticing opportunity for those looking to craft their dream home by the sea. Situated mere hundreds of yards from the lapping waves, this detached villa is ideally positioned to take full advantage of the area's natural beauty and local amenities. While the interior and exterior currently require a degree of modernization and renovation to reach the property's full potential, the sheer scale and prime location of 17 Harbour Street make it a truly alluring prospect. Viewings are highly recommended, as 17 Harbour Street presents a unique opportunity to transform a property with tremendous promise into a dream home by the sea.

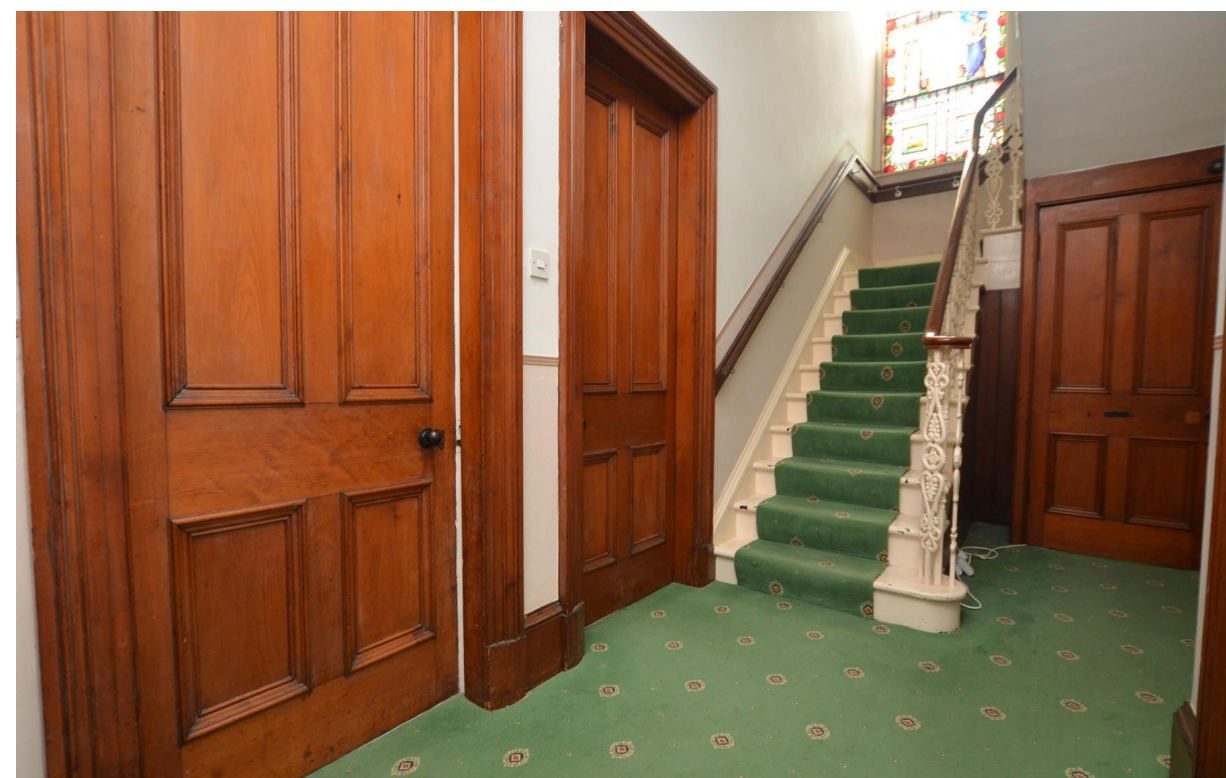


This impressive property offers an abundance of spacious and versatile accommodation, with a seamless flow from room to room that creates a truly welcoming and functional living environment. As you step through the entrance vestibule, you're immediately struck by the sense of grandeur, with a magnificent hallway stretching out before you and a staircase leading up to the mezzanine and first floor levels. The ground floor is a true haven of comfort and convenience, boasting three generously proportioned reception rooms all easily accessed from the central hallway. Continuing to the rear, you'll find a large, well-appointed kitchen that provides a wonderful hub for daily life, complete with a utility area and direct access to the rear garden. From the kitchen to the right of the room you will find a door leading to an inner hallway providing access to a large bathroom and further bedroom.

Upstairs, the mezzanine level offers a shower room, while the first floor opens up even further, showcasing four spacious double bedrooms and a single bedroom, all arranged around a generous landing. The expansive loft space with two dormer windows, accessible via a hatch in the single bedroom, offers tremendous potential for further development, subject to the appropriate consents.

The outdoor spaces are equally impressive, with a large, enclosed garden featuring mature trees and ample space for relaxation and recreation. Access to the garden can be gained through the garage or a convenient side door, while the property also benefits from a separate outbuilding providing additional storage. The large double garage offers space for off street parking as well as storage.

The property is in need of a complete overhaul and refurbishment, presenting a unique opportunity for a prospective buyer. While the home may initially appear daunting with its current state of disrepair, it holds tremendous potential to be transformed into a truly lovely and desirable home. The property is being sold as seen.



Below: Reception Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3096

Below: Reception Room



Below: Kitchen



Below: Bathroom



Below: Landing Right: Entrance Hall



Below: Bedroom



Below: Bedroom



Below: Bedroom



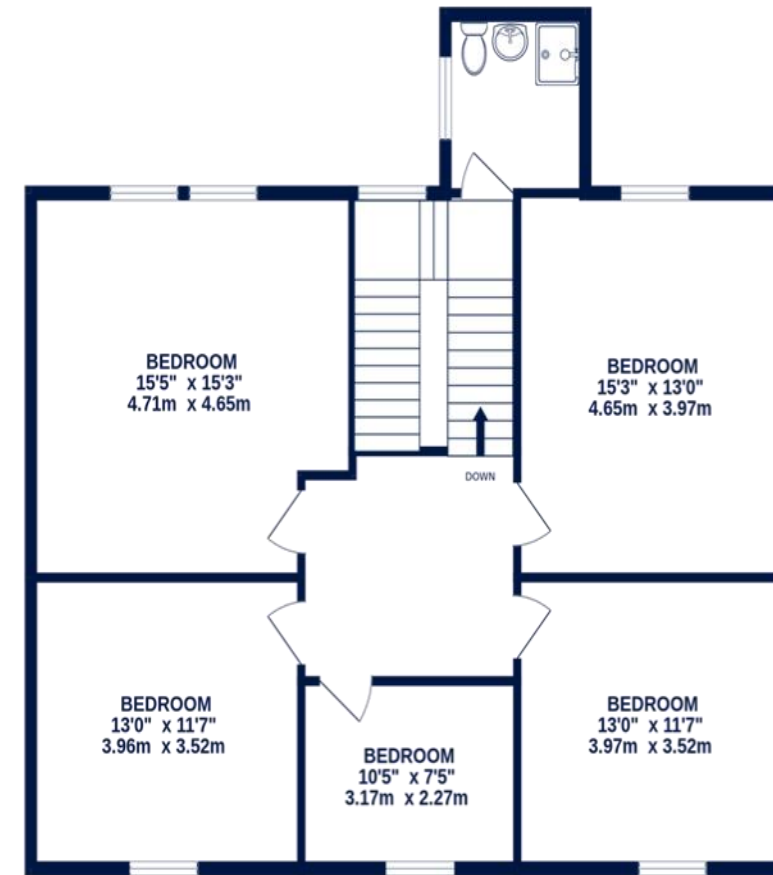
Below: Garage



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.

EER Rating:

EER: E(43)

Council Tax:

The property is band E and the amount of council tax payable for 2024/2025 is £2,577.10. South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd, 31 Dalrymple Street, Girvan, KA26 9EU
Tel: 01465 715 065 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.

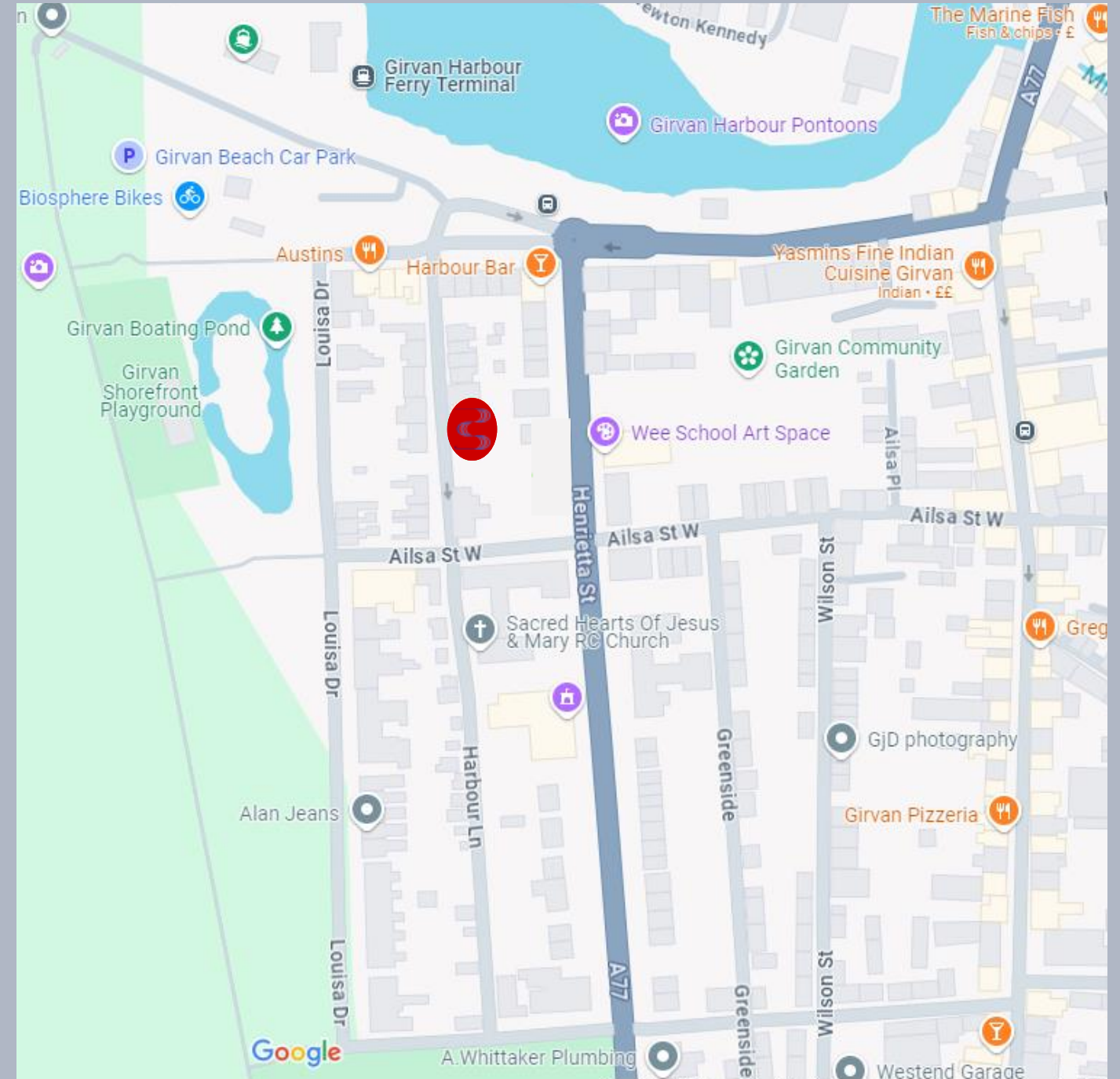
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

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

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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.

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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 September 2024.