



1 Miller Avenue, Girvan

Bruach Property are delighted to bring to the market this lovely three-bedroom detached villa with garage, located on a large corner plot within a much sought-after area of Girvan. Presented in good condition throughout, the property offers flexible and adaptable accommodation over two levels, making it ideal for a variety of purchasers. The well-proportioned living spaces are complemented by practical fixtures and fittings, while partial sea views further enhance its appeal. Located within a quiet cul-de-sac, the property enjoys a convenient position within walking distance of Girvan seafront, local amenities, shops, and transport links. Early viewing is highly recommended to fully appreciate the accommodation, location, and lifestyle on offer.

The accommodation comprises a welcoming entrance hall providing access to the living room and staircase to the upper floor.

The bright living room is positioned to the front of the property and enjoys partial sea views, with the dining area located adjacent. The dining area overlooks the rear garden, creating an ideal space for family dining and entertaining. To the rear, the kitchen is fitted with a range of base and wall-mounted units, complementary worktops, tiled splashbacks, and space for white goods. A door from the kitchen provides direct access to the rear garden.

On the upper floor, there are three bedrooms and a family bathroom. The spacious double bedroom to the rear enjoys pleasant views over the garden, while the principal double bedroom and single bedroom to the front both benefit from partial sea views. The bathroom is fitted with a WC, wash hand basin, bath, and electric shower over the bath.

Additional benefits include gas central heating and double glazing throughout.

Externally, the property enjoys gardens to both the front and rear. The rear garden is mainly laid to lawn and is enclosed by fencing and boundary walls, providing a secure outdoor space. The front garden is laid to grass and enhanced by mature shrubs. A driveway to the rear leads to a single garage, offering convenient off-street parking and additional storage.

The property is situated in the coastal town of Girvan, which offers a wide range of local amenities including primary and secondary schools, shops, supermarkets, and restaurants. The renowned Trump Turnberry golf resort is located just a short distance away, while South Ayrshire is widely recognised as one of Scotland's premier golfing destinations. Excellent transport links provide easy access to surrounding towns and cities.



Below: Dining Area



Below: Kitchen



Below: Upper Landing



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

Below: Bedroom One



Below: Bedroom Two



Below: Bedroom Three



Below: Bathroom



Right: Rear Garden

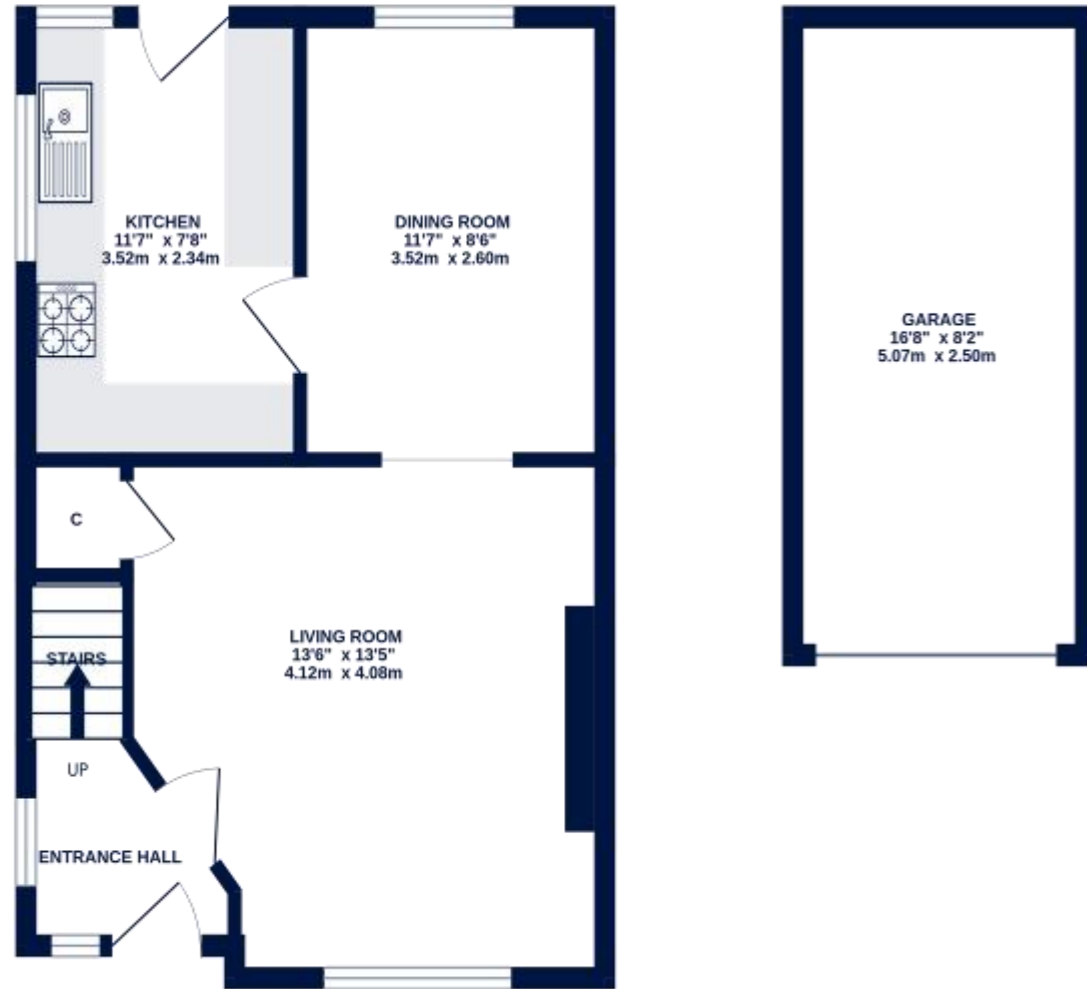


Right: Front Garden

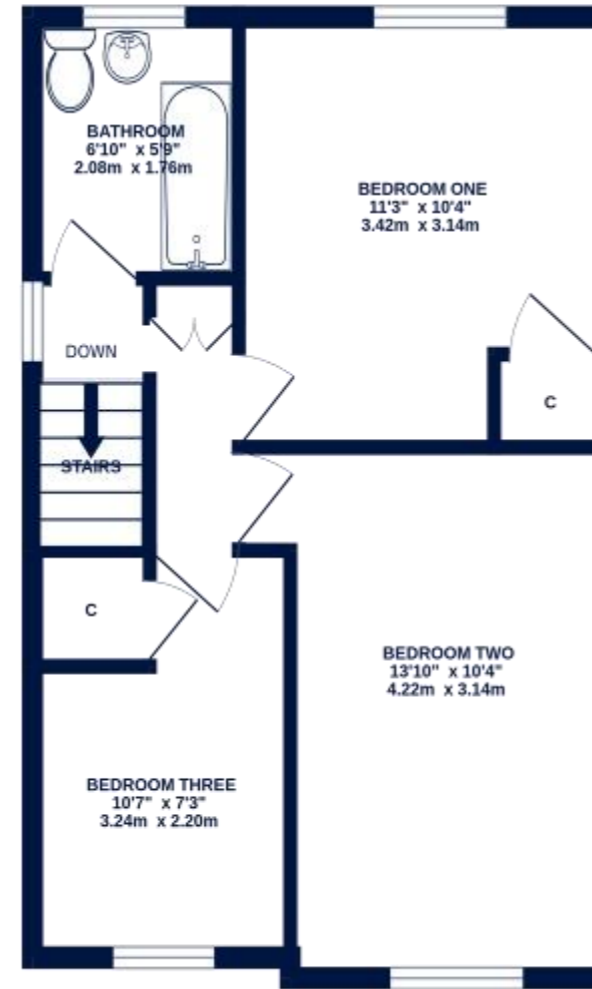
Below: Driveway and Garage



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.



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: E(40)

Council Tax:

The property is band D and the amount of council tax payable for 2026/2027 is £2,347.28. 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.

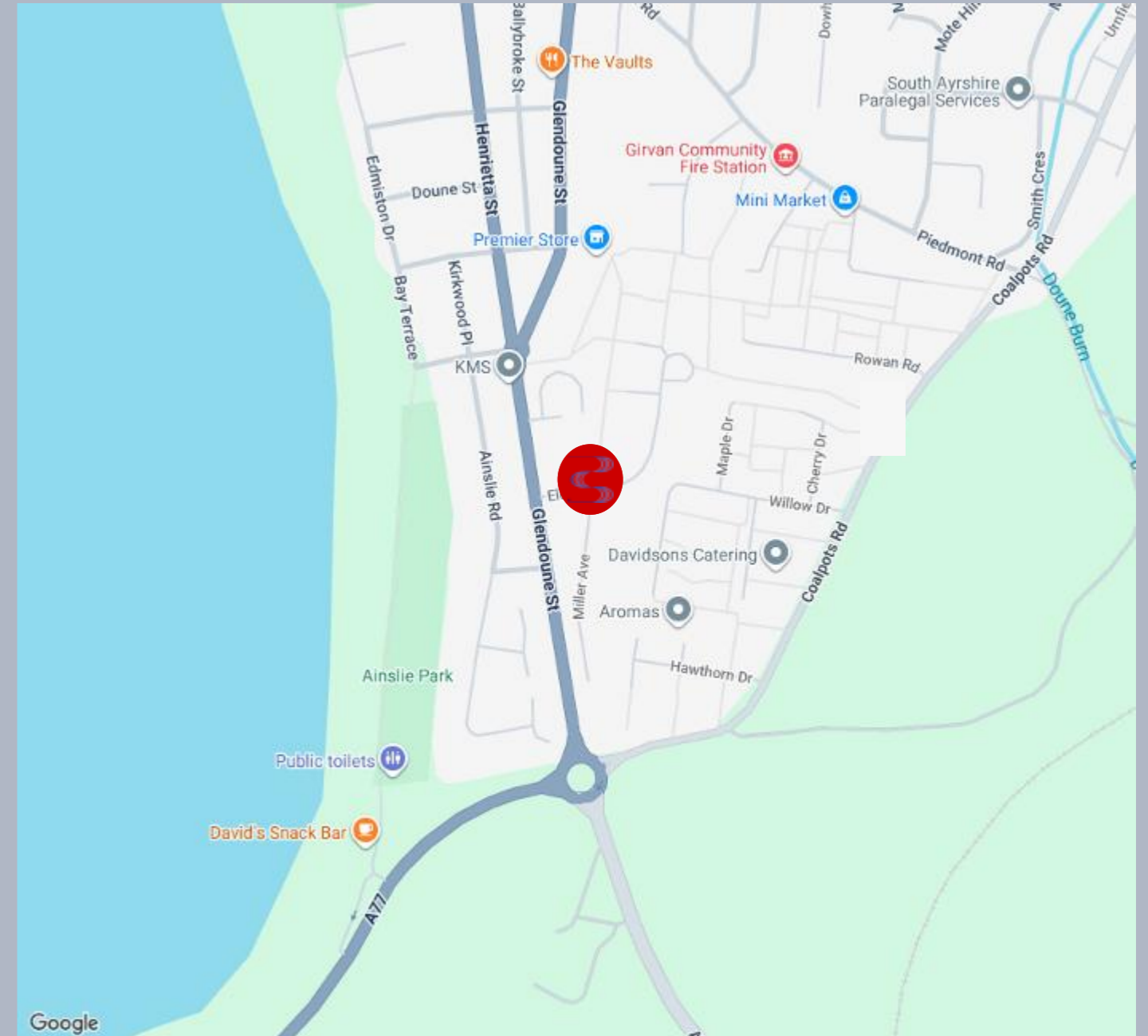
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.



Right: Aerial views





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.

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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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 June 2026