



## 81 New Road, Ayr

We are delighted to bring to the market 81 New Road, Ayr, an impressive newly built detached villa, occupying a secluded position in the heart of Ayr. Accessed via a private gated entrance, the property enjoys generous, enclosed garden grounds, offering both privacy and security. Presented in true show home condition, this exceptional turn-key property boasts immaculate contemporary fixtures and fittings, quality floor coverings, and spacious, flexible accommodation throughout. This is a fantastic opportunity for families and professionals alike, with the property's superb central location offering excellent commuting links and easy walking access to a wide range of local amenities, including the golf course, train station, highly regarded schools, shops, and leisure facilities. Early viewing is highly recommended to fully appreciate the quality, space, privacy, and outstanding location this exceptional home has to offer.



On entering the property you will find a welcoming hallway providing access to the ground floor apartments and stairs to the first floor. The front facing living room windows flood the room with natural light and airiness to this already spacious room. Double glass doors from the living room lead to a beautiful kitchen dining area located to the rear of the property. The well-appointed contemporary kitchen is fitted with a range of built in appliances, floor and wall mounted units, complimentary worktops and flooring. French doors in the dining area gives convenient access to the rear garden and paved patio area. A door from the kitchen leads to a large utility area and separate ground floor shower room. Completing the accommodation on the ground floor you will find a family room/ bedroom one located to the front of the property.

The first floor offers a spacious landing providing access to three well proportioned double bedrooms, large cupboard and the family bathroom. Bedroom Two overlooks the rear garden and benefits from fitted sliding wardrobes. The impressive principal bedroom is positioned to the front of the property and features a dedicated dressing area together with a luxurious ensuite shower room, complete with a double shower enclosure, WC and wash hand basin. Bedroom Three is another generous double room, also located to the front, and benefits from fitted sliding wardrobes. Completing the upper floor is a stylish family bathroom comprising a bath, separate shower enclosure, WC and wash hand basin with vanity storage.

Externally, the property is accessed via a private gated entrance, leading to a substantial gravel driveway providing off-street parking for several vehicles. The generous gardens further enhance this exceptional home, with a large lawn to the side offering an ideal space for children to play or to relax in peaceful surroundings. To the rear, there is an extensive paved patio, perfect for al fresco dining and summer entertaining, together with a generous lawn creating a wonderful outdoor family space.



Below: Living Room



Below: Kitchen/Dining Area



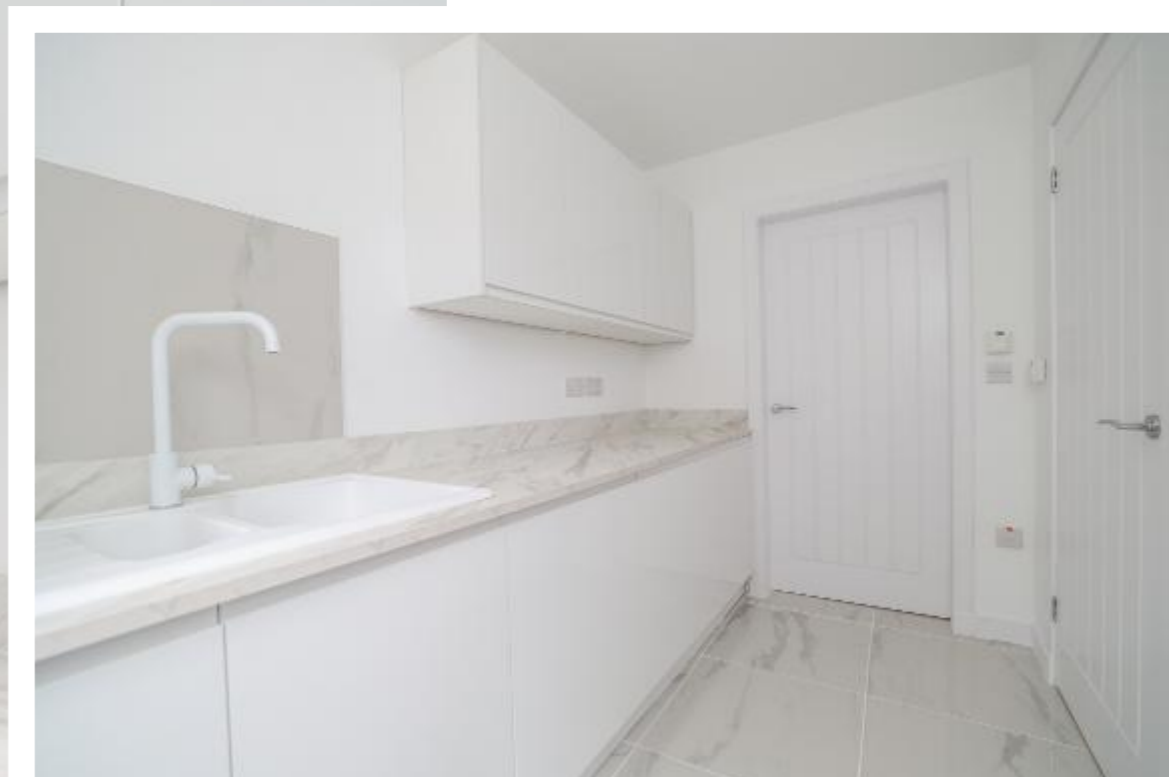
Below: Kitchen/Dining Area



Below: Kitchen/Dining Area



Below: Utility



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

Below: Downstairs WC and Shower



Below: Hallway



Below: Bedroom One/ Family Room



Below: Landing Area



Below: Bedroom Two



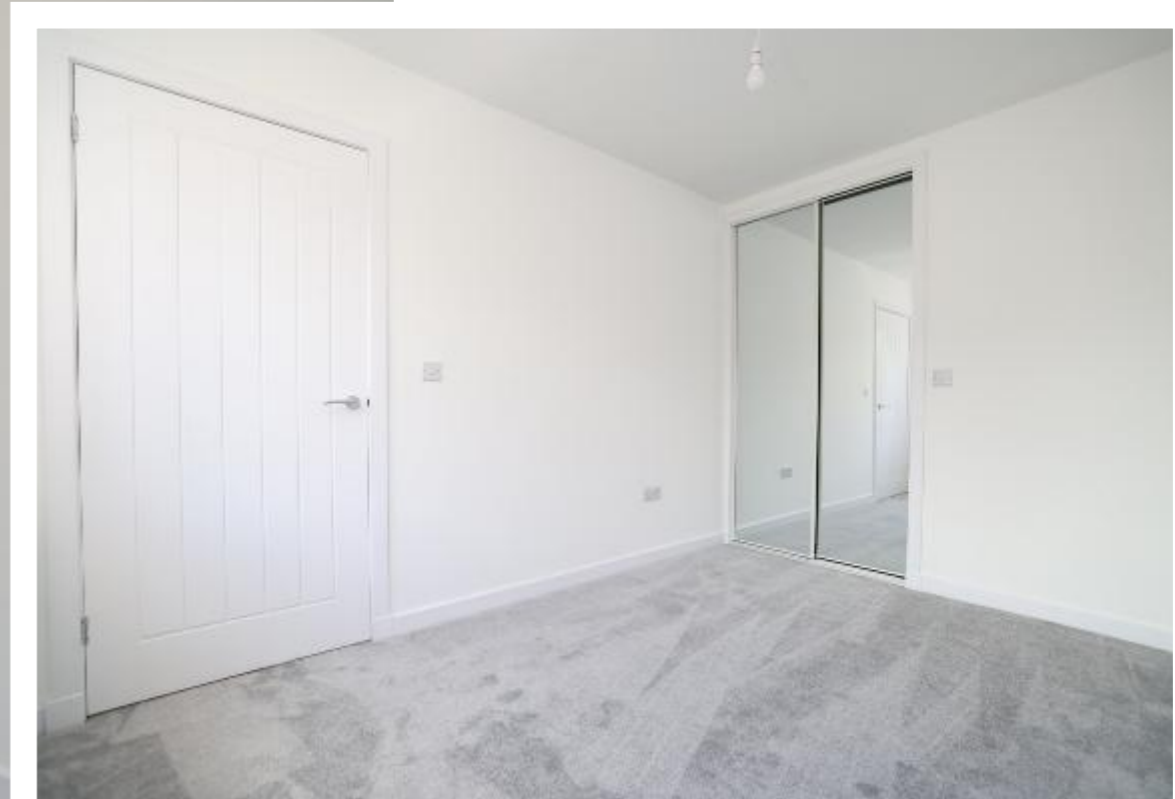
Below: Bedroom Three (Principle Room)



Right: En-suite and Dressing Area



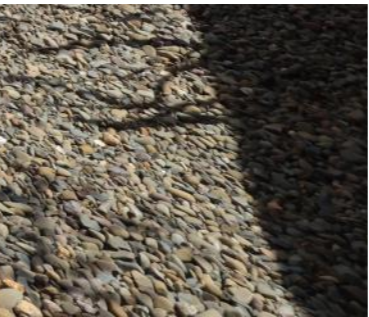
Below: Bedroom Four



Below: Family Bathroom



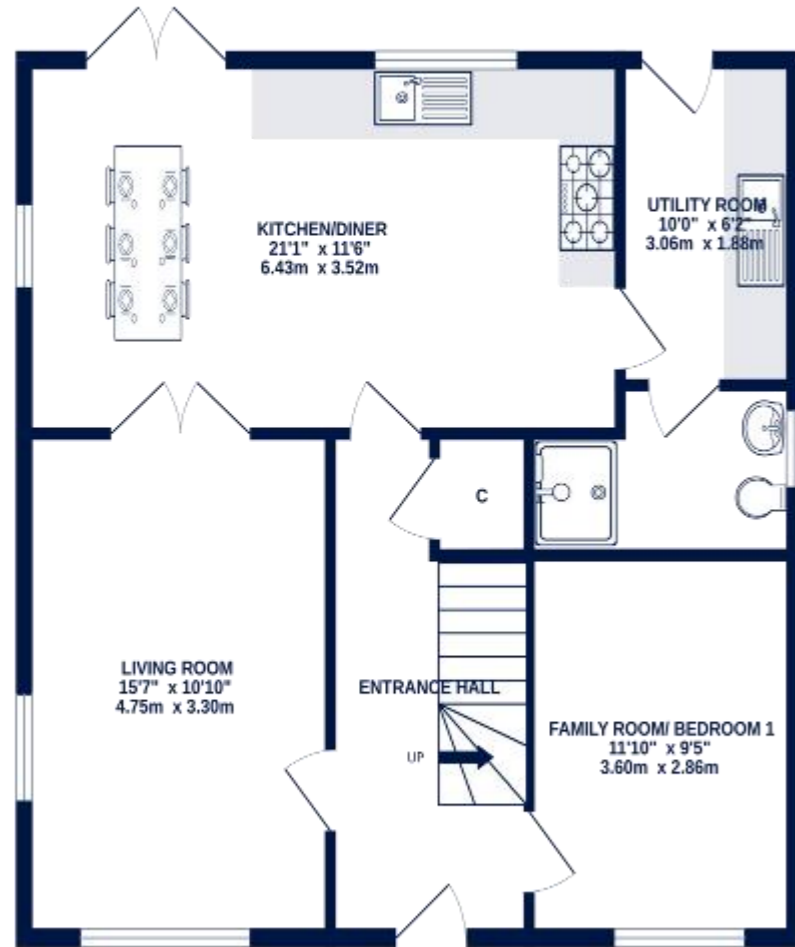
Right: Front Garden and Driveway



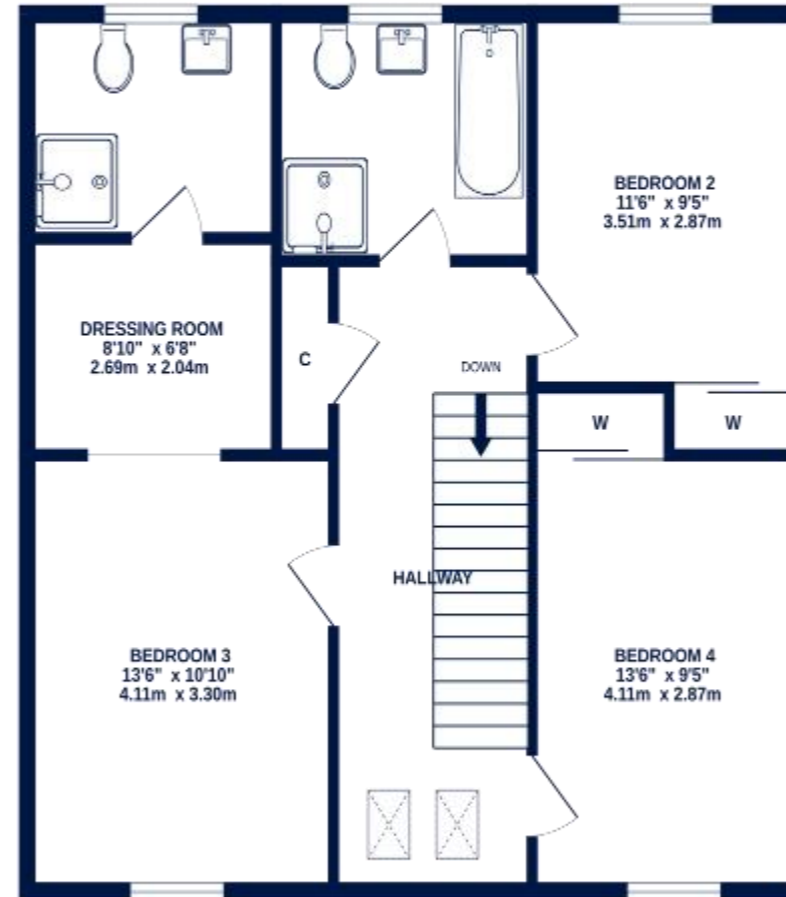
Right: Garden Patio Area



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.

Right: Garden



## GENERAL REMARKS

### Services:

The property has mains water, drainage and electricity. Heating is air source heat pump with underfloor heating on the ground floor and radiators on first floor. The property windows are double glazed. Note: The services have not been checked by the selling agents.

### EER Rating:

EER: C78

### Council Tax:

The property is band ? and the amount of council tax payable for 2026/2027 is £?  
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.

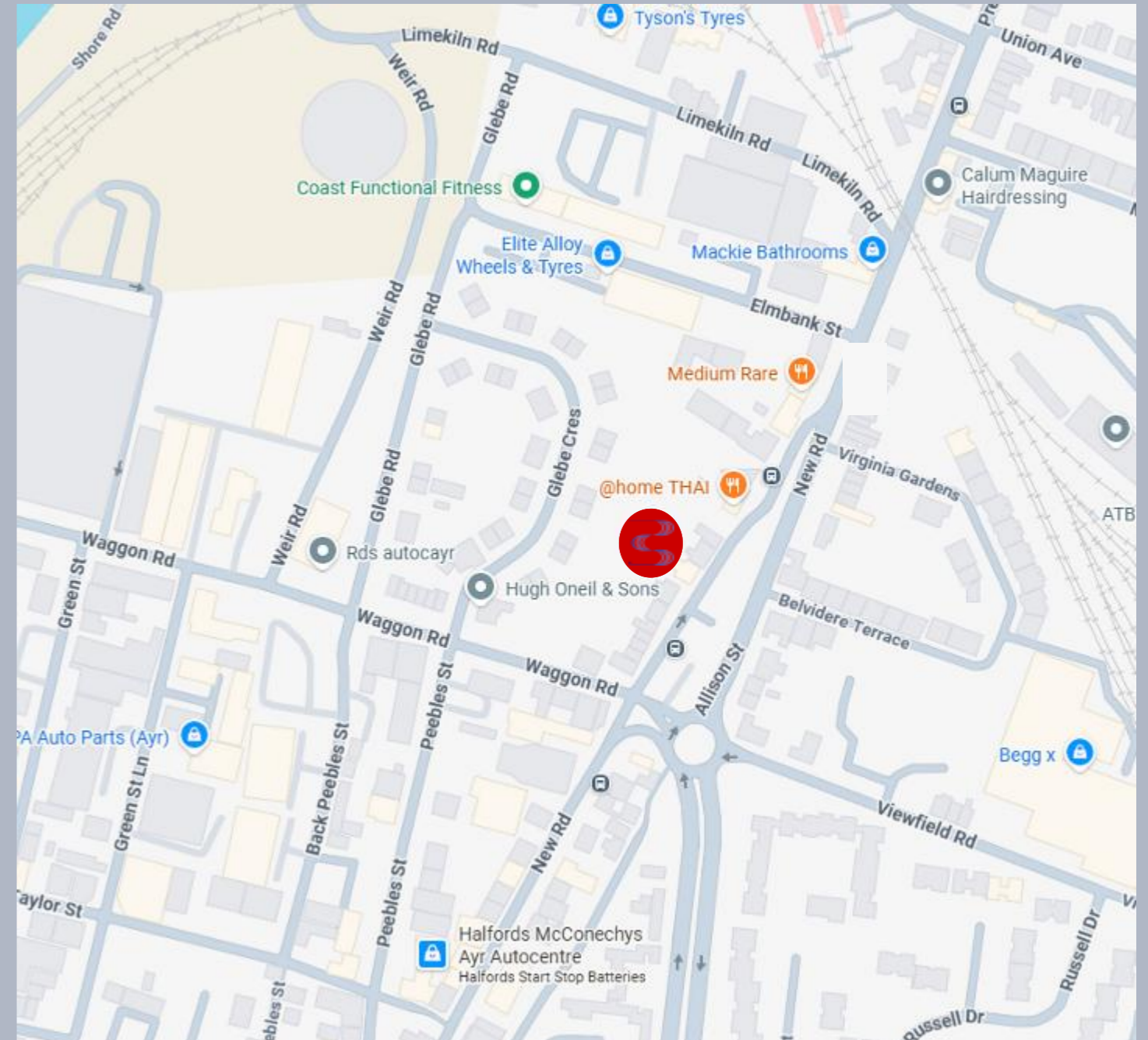
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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

**31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU**

**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01465 715 065 | 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.

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