



12 Duncan Street, Girvan

12 Duncan Street is a spacious, traditional end-terrace property that offers an exceptional living experience. This four-bedroom home is the perfect blend of modern comforts as well as catering to the needs of both families and retirees alike. Step inside, and you'll be greeted by an abundance of flexible living spaces, meticulously designed to cater to your every need. Whether you're entertaining guests, enjoying quality time with your loved ones, or simply seeking a peaceful retreat, this property seamlessly adapts to your lifestyle. A viewing of this fantastic property is highly recommended, as it presents a unique opportunity to secure a truly exceptional living experience in the heart of this coastal town.



The accommodation in this property is truly impressive, with a wealth of thoughtful details and features that create a truly inviting and comfortable living space. As you enter, the spacious entrance hallway immediately sets the tone, is the flooring lending a warm, classic aesthetic that leads the eye up the stairs to the upper level.

Stepping off the hallway, you're greeted by the large, bright lounge/diner, a true hub of the home accentuated by the striking focal point of the feature media wall with electric flame effect fire. This generously sized reception room provides ample space for relaxing and entertaining, with plenty of natural light flooding in to create a wonderfully airy and welcoming atmosphere. Continuing through, the modern kitchen is a true delight, impeccably fitted with an abundance of sleek, coordinating base and wall units complemented by the rich warmth of the wood effect worktops. The stainless steel sink and high-quality appliances, including a fan oven and electric hob, lend a stylish, contemporary edge, while the large window overlooking the rear yard floods the space with natural light. Downstairs, the two spacious bedrooms and chic, modern bathroom provide exceptional comfort and functionality. The bathroom is a true oasis of relaxation, with its large bathtub, overhead shower, and vanity sink, all enhanced by the natural light streaming in through the window.

Upstairs, the landing leads to two generously proportioned double bedrooms, each bathed in abundant natural light thanks to the impressive Velux windows. These rooms offer ample space and flexibility.

Throughout the property, thoughtful details abound, from the gas central heating and double glazing. And stepping outside, the private courtyard and seating area provide the perfect outdoor sanctuary to enjoy the sunshine and fresh air.

In summary, this accommodation is a true gem, offering a seamless blend of modern comforts, and abundant natural light, creating a truly inviting and versatile living space that caters to every need.



Below: Living Room



Below: Dining Area

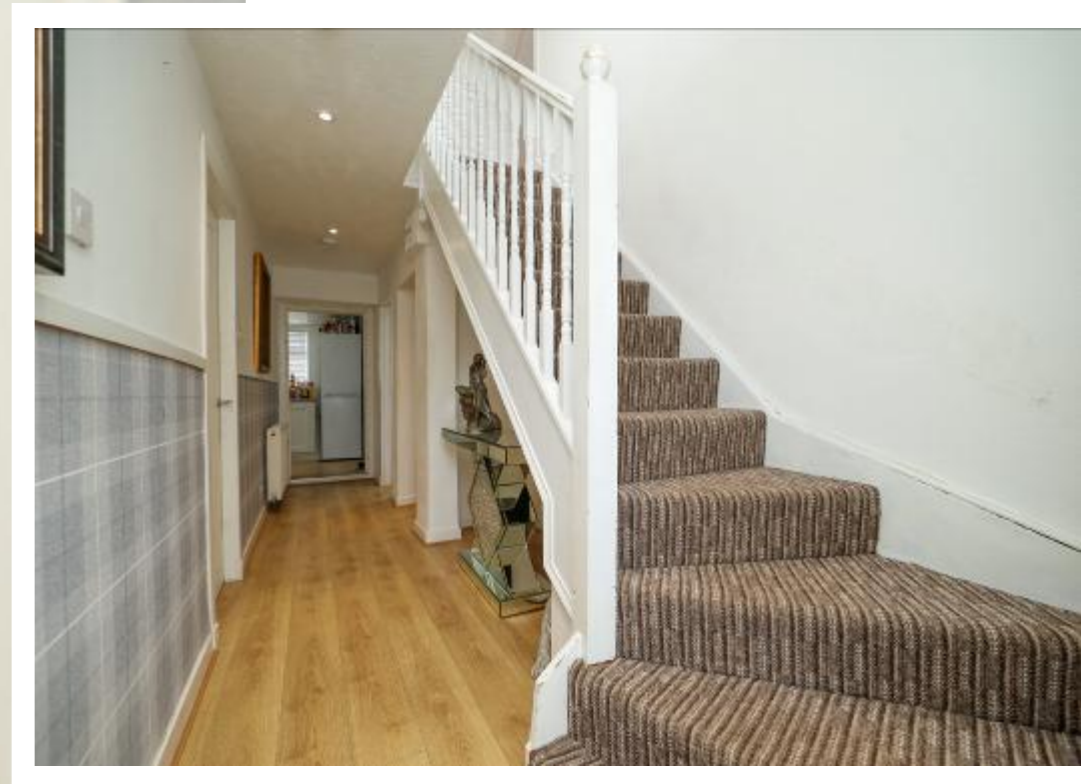


Below: Kitchen



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU3200

Below: Entrance Hall and Stairs



Below: Bedroom Four



Below: Bedroom Three



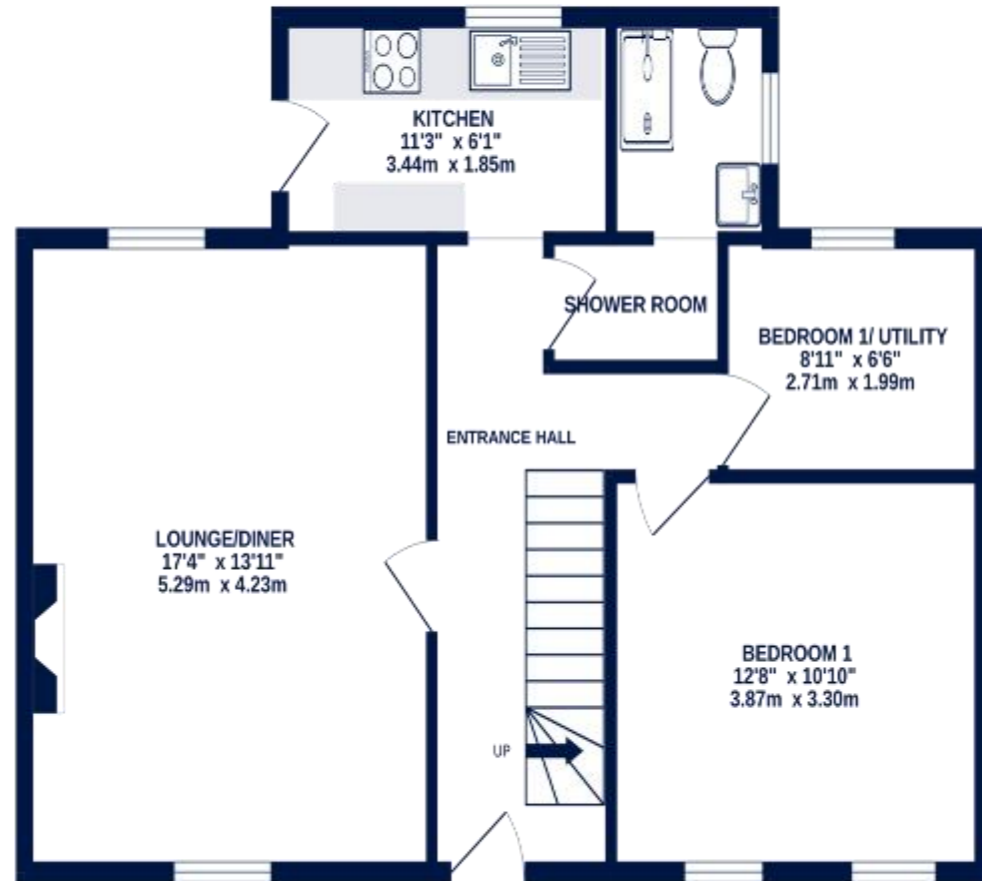
Below: Bedroom One



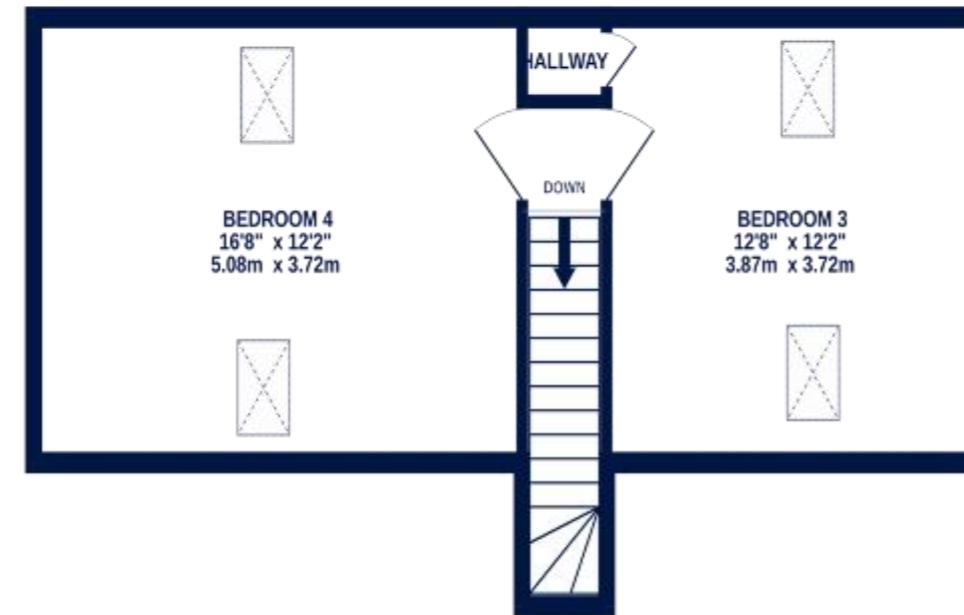
Below: Shower Room



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 by gas central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER: D(63)

Council Tax:

The property is band C and the amount of council tax payable for 2026/2027 is £2,086.47
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.

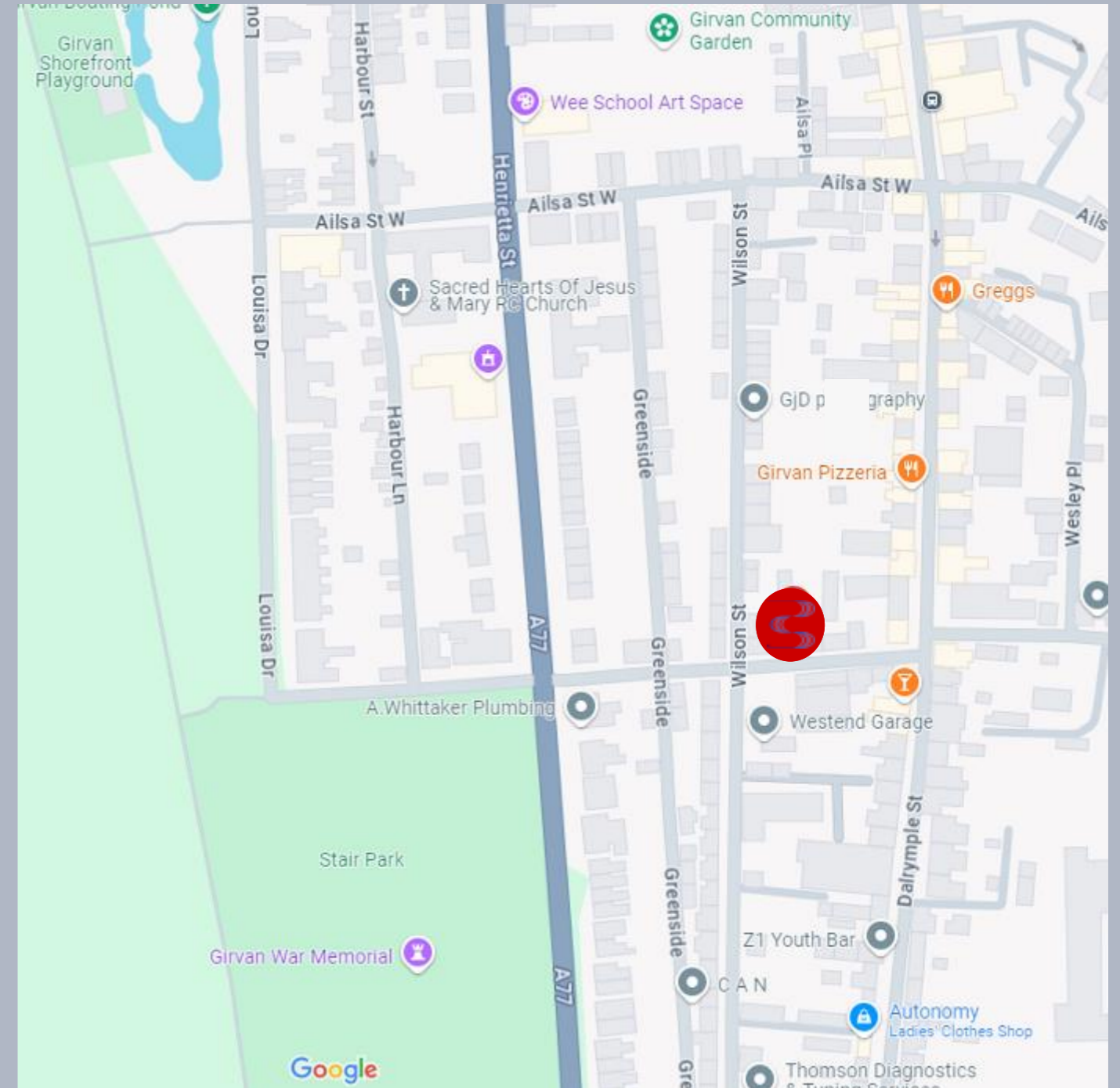
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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, all blinds, and fitted carpets are included in the sale..

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.



[bruachproperty](#)



[bruach.property](#)



[bruachproperty](#)



[bruachproperty](#)

GIRVAN

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

**E: info@bruachproperty.com
T: 01456 715 065 | F: 01465 238002**

TROON

1 Templehill | Troon | South Ayrshire | KA10 6BQ

**E: 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 September 2024.