



47 The Avenue, Girvan

Bruach Property are delighted to present to the market this charming detached bungalow with a large garage, ideally positioned within one of Girvan's most sought-after residential locations. Occupying a generous corner plot, this beautifully maintained three-bedroom home offers spacious and flexible accommodation, all conveniently arranged on one level. The property is presented in tasteful neutral tones throughout and is flooded with natural light, creating a bright, warm, and welcoming atmosphere from the moment you step inside. Outside, the low-maintenance garden provides an attractive and easily managed outdoor space, ideal for relaxing or entertaining. Rarely available within this highly desirable location, this attractive bungalow presents a fantastic opportunity to acquire a quality home that combines generous living space, excellent presentation, and broad market appeal.



The property is entered via a welcoming vestibule which opens into a spacious and light filled reception hallway. The hallway benefits from a large storage cupboard, providing excellent ever day practicality. To the front of the property is the generous lounge, a bright and comfortable living space enjoying attractive views over the front garden and towards the surrounding hills. Two beautiful bay windows floods the room with natural light, while the feature fireplace creates a warm and inviting focal point.

Located to the rear is the impressive modern kitchen/dining room, overlooking the rear garden through large sliding patio doors which maximise natural light and provide direct access to the garden. The contemporary kitchen is fitted with a range of wall and floor-mounted units, complemented by luxurious Italian marble worktops and matching splashbacks. Integrated appliances include a sink, fan-assisted oven and gas hob. Three generous storage cupboards further enhance the practicality of this well-designed space.

The property offers three spacious double bedrooms. Bedroom One, positioned to the front, is currently utilised as a sitting/dining room and features a bay window together with an attractive inset fireplace, creating a bright and versatile living space. Bedroom Two, the principal bedroom, is located to the rear and benefits from a beautifully appointed en-suite shower room complete with a large walk-in shower enclosure incorporating an integrated seat, WC and wash hand basin. Bedroom Three is also situated to the rear, overlooking the side garden, and benefits from a useful built-in storage cupboard.

Completing the internal accommodation is the stylish family shower room, comprising a large shower enclosure, WC and wash hand basin set within a contemporary vanity unit. seeking a quality home with nothing to do but move in and enjoy.



Below: Living Room



Below: Sitting Room/ Bedroom



Below: Hallway



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



Below: Bedroom



Below: Family Shower Room

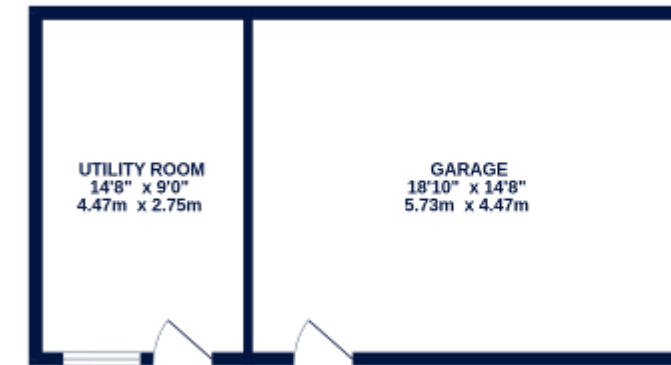
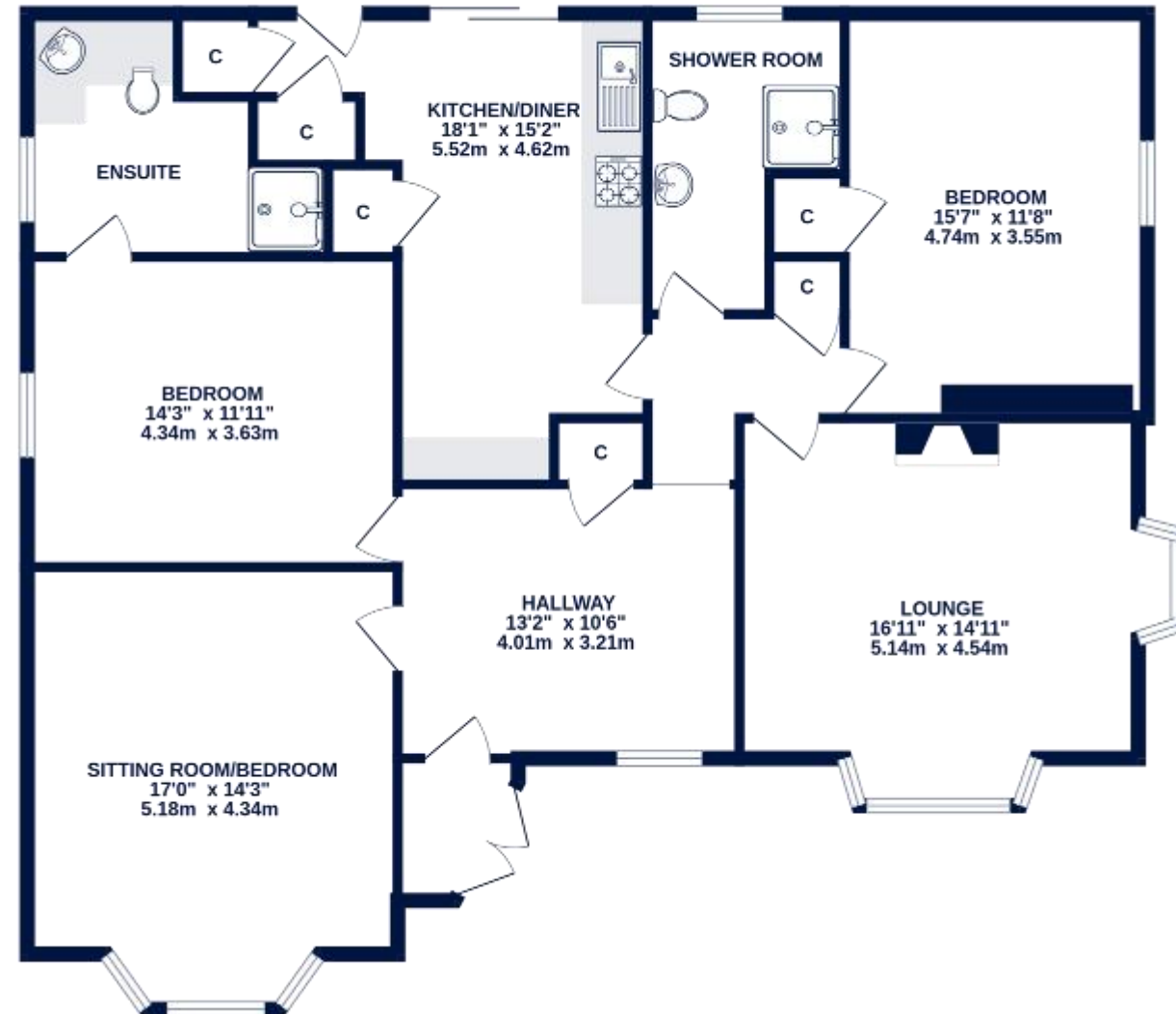


Below: Bedroom



Below: Ensuite Shower Room





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: Rear Garden



Externally, the property continues to impress. The front garden has been thoughtfully landscaped with decorative paving to provide an attractive, low-maintenance outdoor space that enhances the property's kerb appeal.

To the rear, the generous enclosed garden offers two areas of lawn, providing ample space for outdoor enjoyment. A substantial tarmac driveway, accessed from North Drive, provides off-street parking for several vehicles and leads to the large detached garage. The garage benefits from an electric door and offers excellent space for vehicle storage or a workshop. To the rear of the garage is a spacious utility room with plumbing and space for white goods, providing additional storage and practical workspace.

Further benefits include gas central heating, solar hot water panels and double glazing.

Right: Rear Garden



Below: External Utility Room attached to Garage



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: D68

Council Tax:
The property is band E and the amount of council tax payable for 2026/2027 is £3,024.27
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.

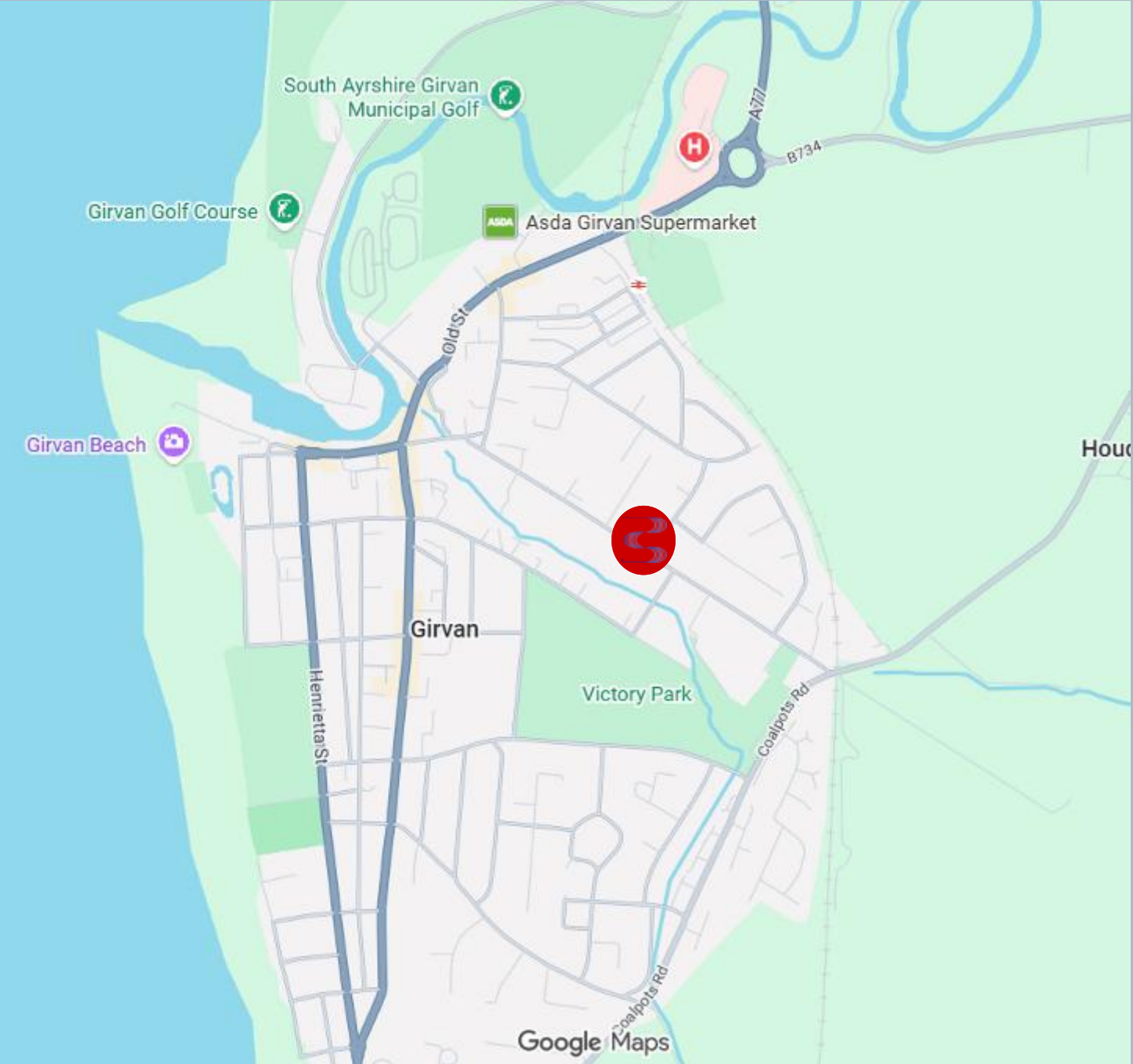
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note 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: Front Garden



Right: Front of property and view





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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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 July 2026