



57 Main Street, Barrhill

57 Main Street is a spacious two-bedroom semi-detached property, complemented by a substantial front-facing garden, situated within the heart of the sought after country village of Barrhill. The accommodation is arranged over two levels and offers a flexible, well proportioned layout, presented in walk-in condition throughout. The property also benefits from the potential for off-street parking, subject to obtaining the appropriate consents. This versatile property is likely to appeal to a wide range of purchasers seeking generous living accommodation within a peaceful village setting. Early viewing is highly recommended.



To the left of the hallway is a bright and spacious living room, featuring an electric fire with surround. The room is filled with natural light and enjoys pleasant views across the front garden and beyond. To the rear of the hallway, a door leads through to the modern kitchen/diner. The kitchen is fitted with a range of floor and wall-mounted units, complementary worktops, a sink, ceramic hob and double fan oven, together with space for freestanding appliances. A further door provides access to the adjacent utility room.

The utility room offers useful additional space for appliances and benefits from an external door providing access to the rear courtyard.

A staircase from the ground floor leads to a bright first-floor landing, giving access to two well-proportioned double bedrooms and the shower room. Bedroom one is positioned to the rear of the property, while bedroom two is located to the front and enjoys pleasant outlooks over the front garden and beyond. Completing the accommodation is a modern shower room comprising a large shower enclosure, WC and wash hand basin with vanity unit.

The property further benefits from double glazing and oil-fired central heating.

To the rear, there are two large outbuildings, both accessed from the enclosed courtyard, providing excellent additional storage or potential for a variety of uses.

The rear courtyard is fully enclosed and laid to concrete, providing a practical and low-maintenance outdoor space.

The generous enclosed front garden is predominantly laid to lawn and features mature shrubs and a decorative stone chip pathway. The substantial frontage also offers the potential for off-street parking, subject to obtaining the appropriate consents.



Below: Entrance Hall



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
Ref No. : BRU320

Below: Kitchen/Diner



Below: Bedroom



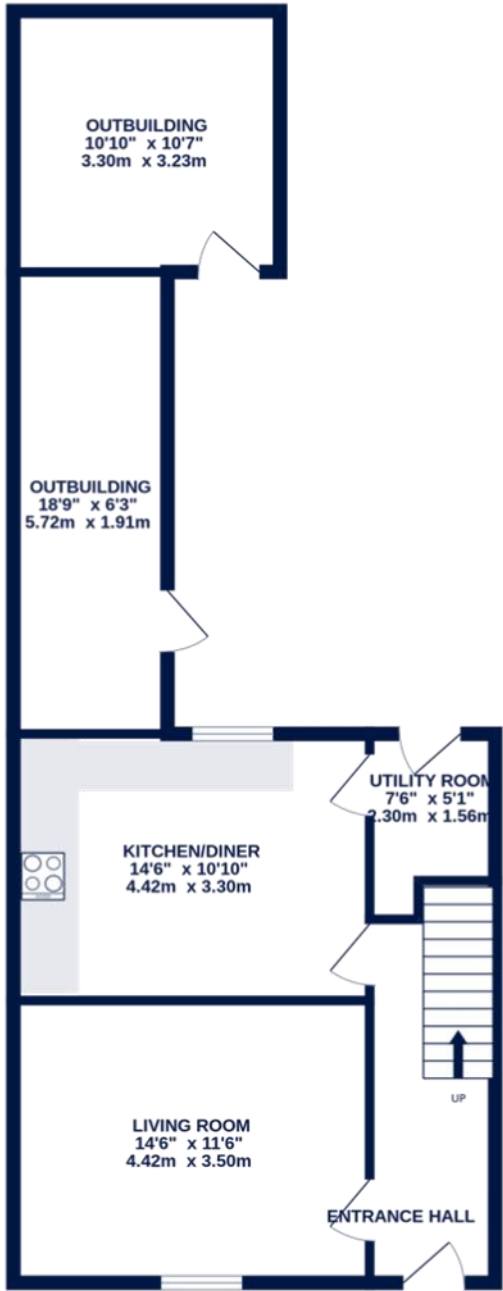
Below: Bedroom



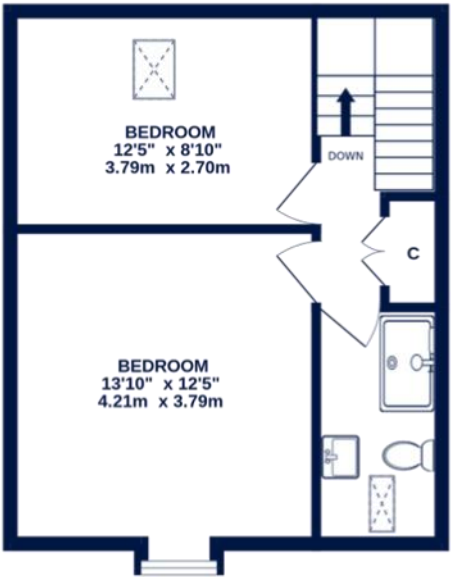
Below: Shower Room



GROUND FLOOR



FIRST 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.

Below: Rear Courtyard



Below: Front Garden







Barrhill is a charming rural village set amidst the rolling countryside of South Ayrshire, offering a peaceful lifestyle surrounded by outstanding natural beauty. The immediate area provides excellent opportunities for country walks, cycling, and a wide range of outdoor pursuits. The region is rich in scenic and historical interest, with notable attractions including the Galloway Dark Sky Park, renowned for its exceptional stargazing.

Despite its tranquil setting, Barrhill is well positioned for access to nearby towns. Newton Stewart, located approximately 20 miles to the south, offers a wider range of amenities including supermarkets, shops, schools, and healthcare facilities. The coastal town of Girvan lies around 24 miles to the north and provides further services, a harbour, sandy beach, and additional leisure facilities.

GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. Heating is by oil central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER: D57

Council Tax:

The property is band B and the amount of council tax payable for 2026/2027 is £1,825.66 .
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.

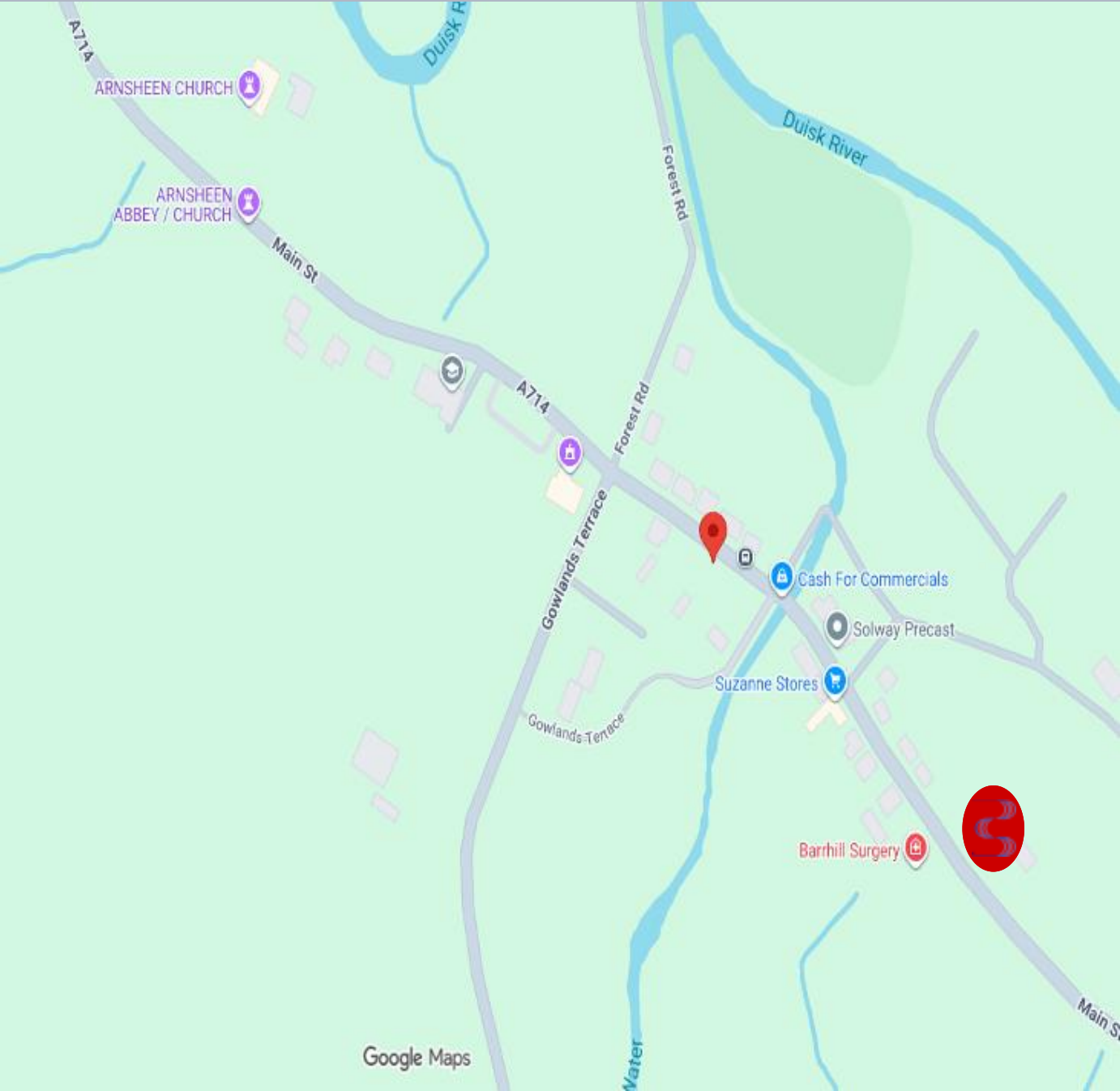
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.





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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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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