



71 Mote Hill Road, Girvan

Bruach Property are delighted to present 71 Mote Hill Road, Girvan, an appealing two bedroom semi detached home offering spacious accommodation, generous garden grounds and excellent potential. Ideally positioned within a popular residential area and within the catchment for well-regarded primary and secondary schools, this welcoming property is perfectly suited to first-time buyers, retirees or those seeking a comfortable home in a convenient location. With its combination of space, outdoor living and attractive setting, this is an opportunity not to be missed. Early viewing is highly recommended.



Offering generously proportioned accommodation arranged over two levels, this attractive property combines comfortable living spaces with excellent outdoor areas and off-street parking.

Upon entering, a welcoming and naturally bright entrance hall provides access to the principal living accommodation, with a useful large storage cupboard adding to the property's practicality. The living room is a particularly appealing space, featuring a charming focal fireplace and double-aspect windows which flood the room with natural light, creating a bright, spacious and inviting environment. A contemporary fitted kitchen is conveniently positioned off the hallway and offers a good range of wall and base-mounted units, complemented by a freestanding cooker and stainless-steel sink. A rear door provides convenient direct access to the enclosed rear garden, making the space ideal for everyday living and outdoor entertaining.

The staircase rises to the first-floor landing, giving access to two well-proportioned double bedrooms, a family bathroom and large cupboard off. The principal bedroom is a generous double room positioned to the front of the property. A large window enjoys attractive views over the front, while a built-in wardrobe provides valuable integrated storage. Bedroom two is another bright and spacious double bedroom, also situated to the front of the property and benefiting from views to the front. Completing the accommodation is a well appointed tiled bathroom comprising a bath, over bath shower, WC and wash hand basin.

Externally, the property continues to impress. The front garden is partly enclosed and thoughtfully laid with paving slabs and decorative stone chips, creating an attractive and low-maintenance approach. To the side, a driveway provides valuable off-street parking and leads to a timber garage, offering additional storage. The generously sized enclosed rear garden is laid predominantly with monoblock, providing an excellent, low maintenance outdoor space with considerable scope for seating, entertaining or simply enjoying the outdoors.

The property is ideally positioned within the popular coastal town of Girvan, which offers a good selection of local amenities including primary and secondary schooling, shops, restaurants and everyday conveniences.

For those with a passion for golf, the world-renowned Turnberry Golf Course is within easy reach, while the wider South Ayrshire area is renowned for its exceptional golfing facilities and beautiful coastal scenery. Girvan also benefits from a railway station, providing rail connections towards Ayr and Glasgow, making it an attractive option for commuters and those looking to enjoy the best of both town and country living.



Below: Living Room



Below: Entrance Hall and Landing



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: troon@bruachproperty.com
Ref No. : BRU3196

Below: Kitchen



Below: Bedroom



Below: Bedroom



Below: Bathroom



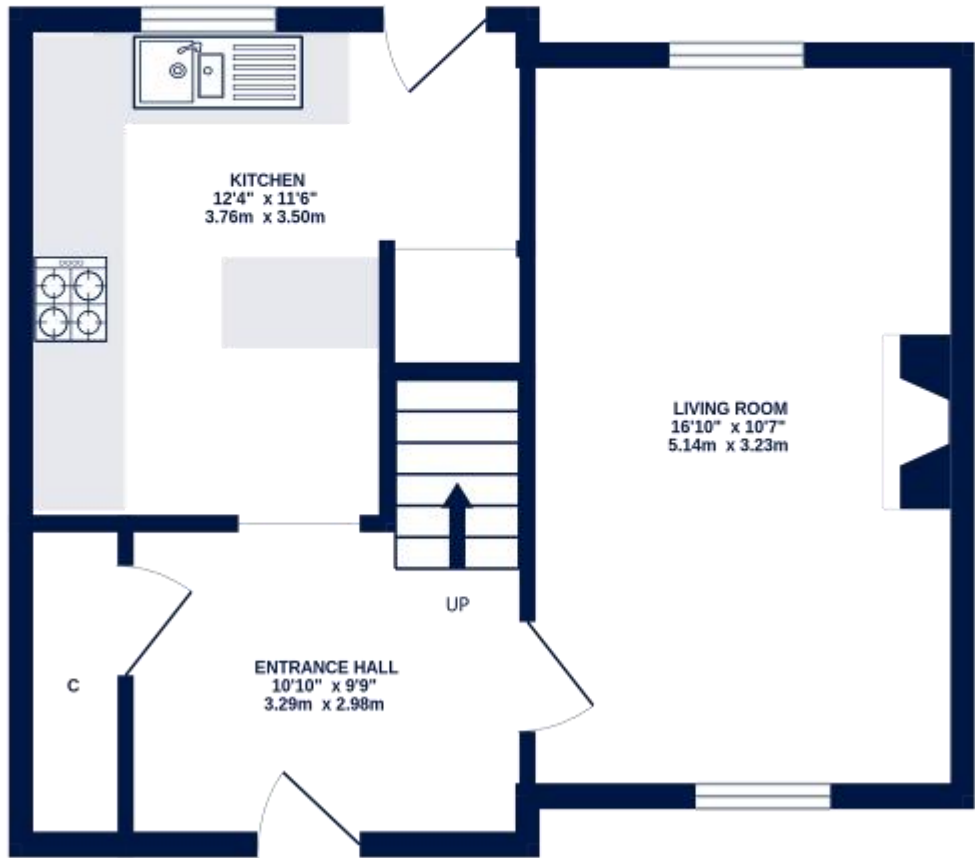
Below: Rear Garden



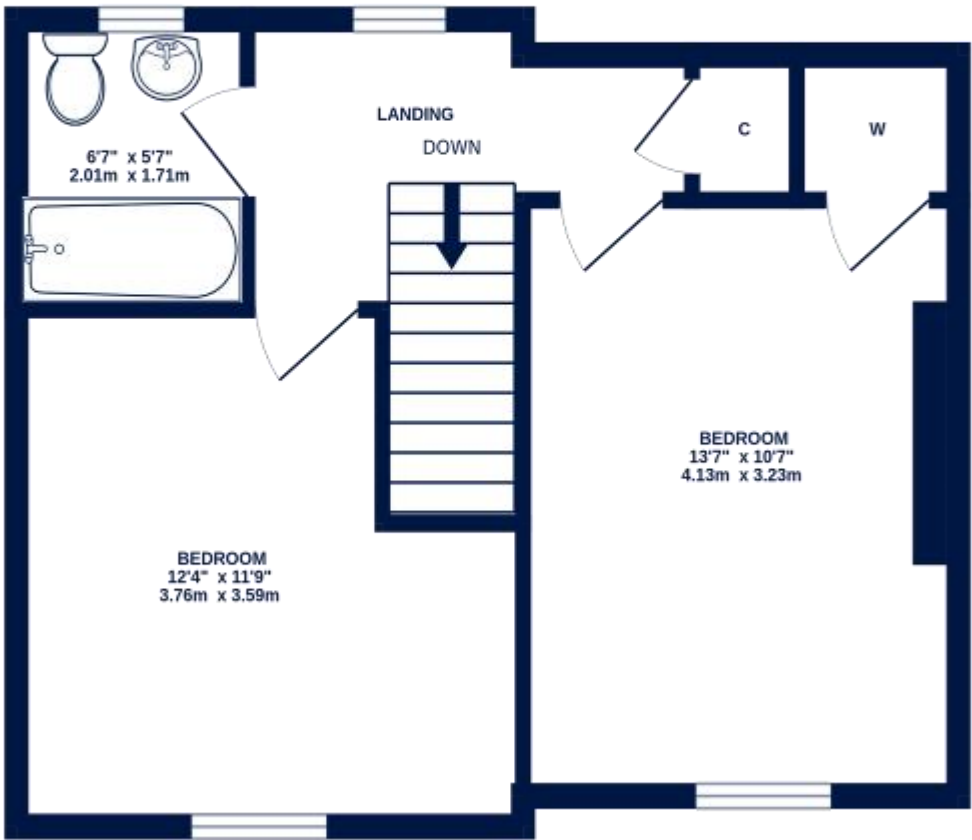
Below: Front of property and View of Rear Garden



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 and gas. Heating is by gas central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents and the property is sold as seen.

EER Rating:

EER: D(62)

Council Tax

The property is band B and the amount of council tax payable for 2026/27 is £1,825.66.
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd ,31 Dalrymple Street, Girvan, Ayrshire, KA10 6BQ
Tel:01465 715 065 or Email: info@ibruachproperty.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.

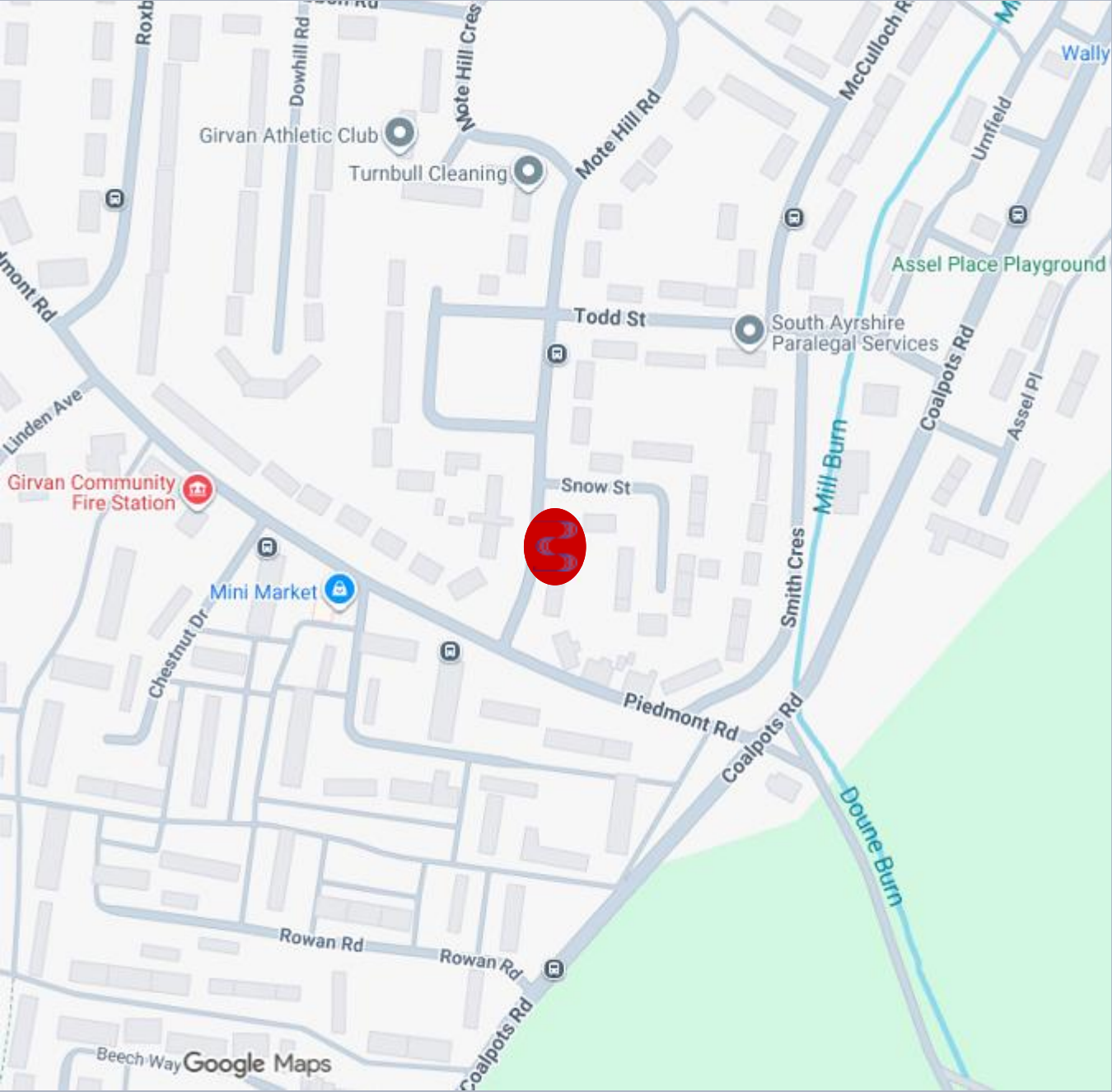
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

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.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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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 Sept 2026