



39 Wood Court | Troon

Bruach Property are delighted to offer for sale 39 Wood Court, Troon, a lovely two bedroom top floor apartment located on the sea front. The apartment has been well designed to maximise privacy and the natural available light, creating a modern ambience. It has been newly decorated throughout with a contemporary theme and evokes a feeling of homeliness. This property would be a fantastic acquisition for either a first-time buyer, a buyer downsizing who love coastal living, as the beach, schools, local amenities, golf, and railway station are all in walking distance. Viewing is Highly recommended.

In more detail, the property comprises of a welcoming entrance hall providing access to all the apartments, further benefiting from having a storage cupboard off. To the front of the property, you will find a well-proportioned living room with bay window offer sea views. The bright living room offers a range of furniture configurations, perfect for relaxation and dining whilst watching the sun set.

The modern kitchen is fitted with a range of floor and wall mounted units, streamlined work surfaces, 4 ring gas hob, built-in electric oven, extractor hood, integrated washing machine and dishwasher, meaning it's equipped for convenience and functionality.

Sleeping accommodation consists of two double bedrooms. Bedroom One with ensuite shower room is located to the front of the property and bedroom two located at the rear. Both rooms are decorated in neutral shades and benefit from having built-in wardrobes. Completing the accommodation is a good-sized partly tiled guest bathroom. The bathroom consists of a bath, over bath shower, sink and wc.

The apartment also benefits from gas central heating, double glazing, security entrance and well-maintained communal resident's area to rear with private parking.

The popular coastal town of Troon has good facilities including, supermarkets, restaurants, hotels, schools, professional services as well as offering a wide range of recreational facilities with sailing from its yacht marina, golf and much more. Troon is home to eight golf courses with Royal Troon hosting the 'Open' Championships. Its two beaches lend themselves to swimming, kite and windsurfing. Beautiful walks, cycling paths and play parks.



Below: Kitchen and View from Window

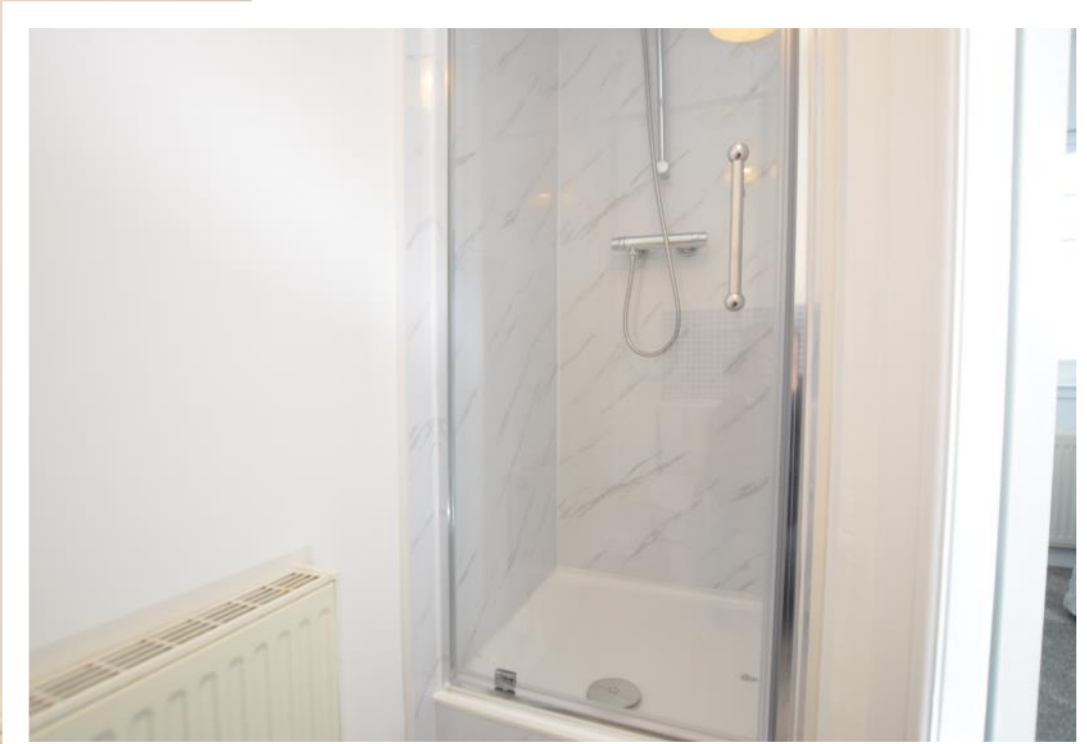


Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3046

Below: Bedroom One



Below: Ensuite

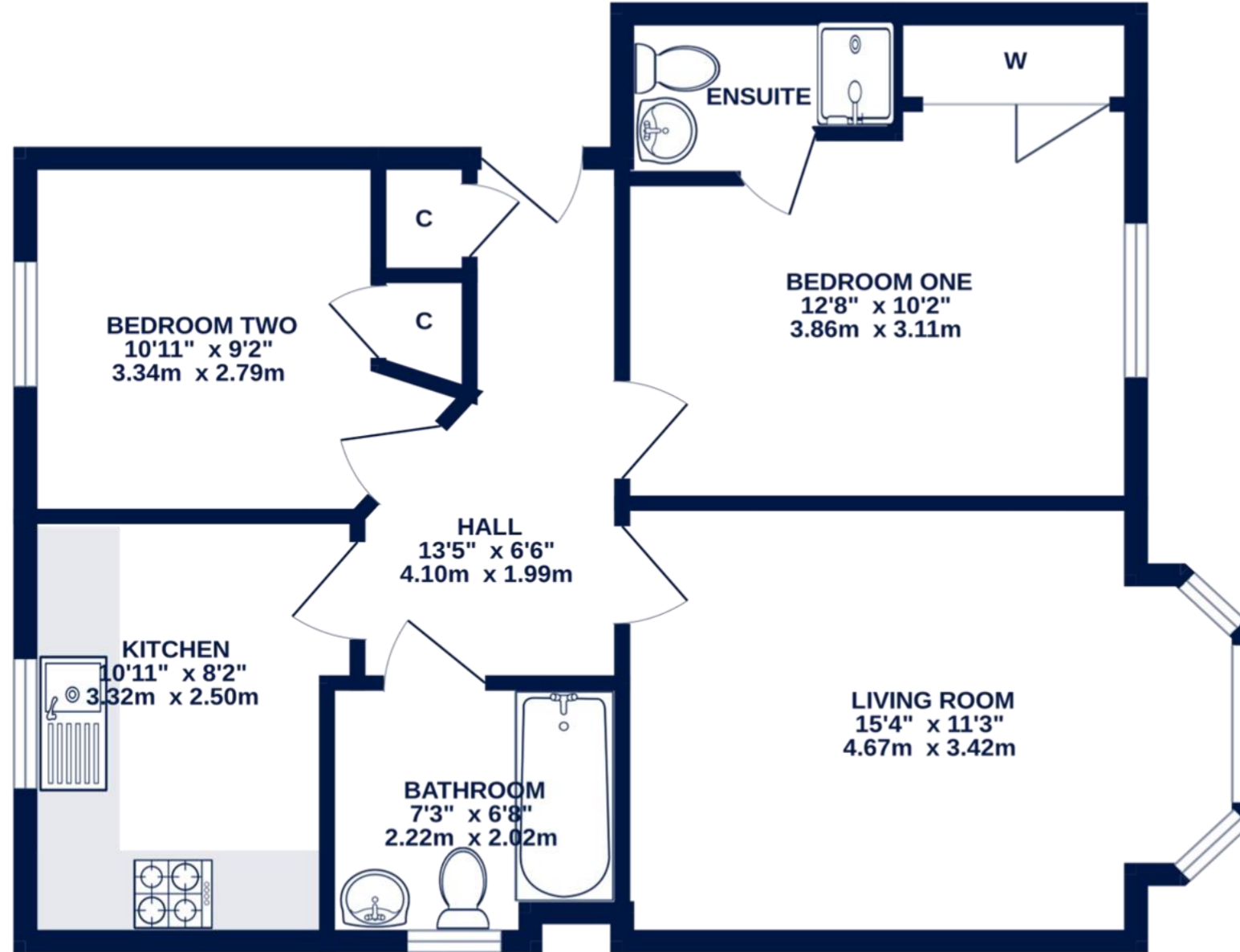


Below: Bedroom Two



Below: Bath 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.



Below: Car Park and Entrance



Below: View from Sea Front



GENERAL REMARKS

Services:

The property has mains water, electricity and drainage. 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: C78

Council Tax:

The property is band C and the amount of council tax payable for 2023/2024 is £1,738.18
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd ,1 Templehill Troon, KA10 6BQ
Tel:01292 690 940 or Email info@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. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

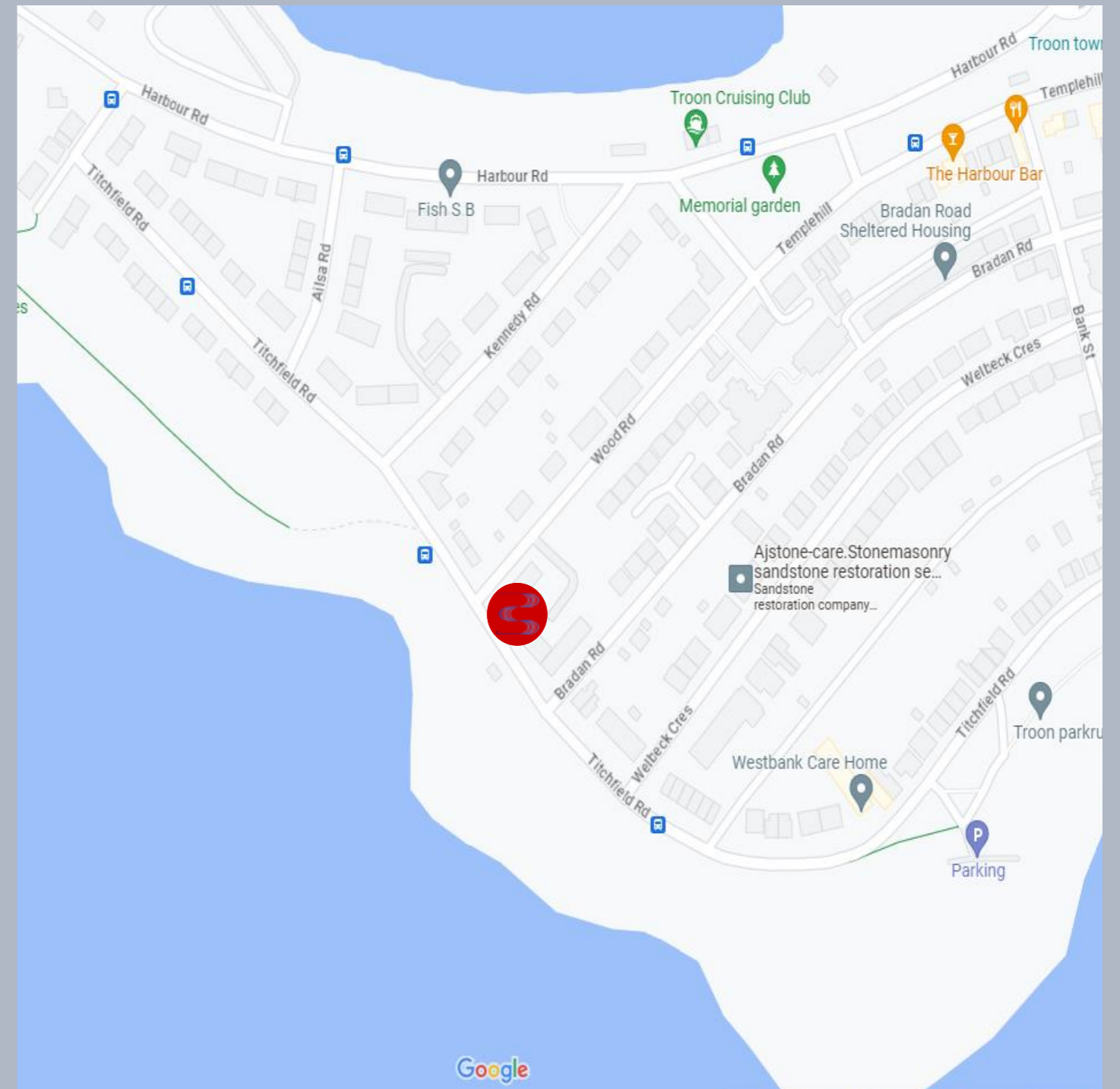
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

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 have been sold, let or withdrawn. Photographs and particulars were taken in November 2023.