



7 Buchan Road | Troon

Bruach Property are delighted to offer to the market this beautiful two bedroom semi-detached property situated in the popular Muirhead area of Troon, South Ayrshire. The spacious home is presented in walk-in condition throughout and is decorated in neutral colours evoking a sense of warmth. This property has the added advantage of a driveway providing off-street parking, and a large rear garden offering space for the property to be extended subject to the appropriate consents. The property is in a highly desirable area and would be suitable for a variety of purchasers.



On entering the property you will find a bright entrance porch leading to the hallway. The hallway provides access to the lounge/diner, kitchen and the stairs to the upper level where you will find two double bedrooms and bathroom.

To the front of the property you will find a bright lounge area with a dining area at the rear. The lounge/diner has double glazed windows at each end of the room which floods the space with light and offers views to the front and rear. Leading off the living room you will find a modern kitchen with rear door leading to the garden. In more detail the kitchen offers a well-appointed range of wall and base mounted units, sink, free standing electric cooker and space for white goods.

Stairs from the ground floor lead to the upper landing with two storage cupboards off providing access to two double bedrooms and the bathroom. Bedroom One is the largest of the bedrooms located to the front of the property with built in wardrobe. Bedroom one further benefits from open aspect views. Bedroom two is located to the rear with views across the rear garden. Completing the accommodation is a bathroom located at the rear of the property and is complete with bath, over bath shower, wc and sink.

The property benefits from double glazing and gas central heating.

The garden to the rear is laid to grass, mature shrubs with paved paths and patio area offering a seating area to enjoy the summer sunshine. The rear garden further benefits from a timber garage and timber shed for storing all your outdoor equipment. The front garden is laid to decorative slate and paved path. To the side of the property, you will find a large driveway offering off street parking for several vehicles.



Below: Lounge/Diner



Below: Kitchen



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3063

Below: Bedroom One



Below: Bedroom Two



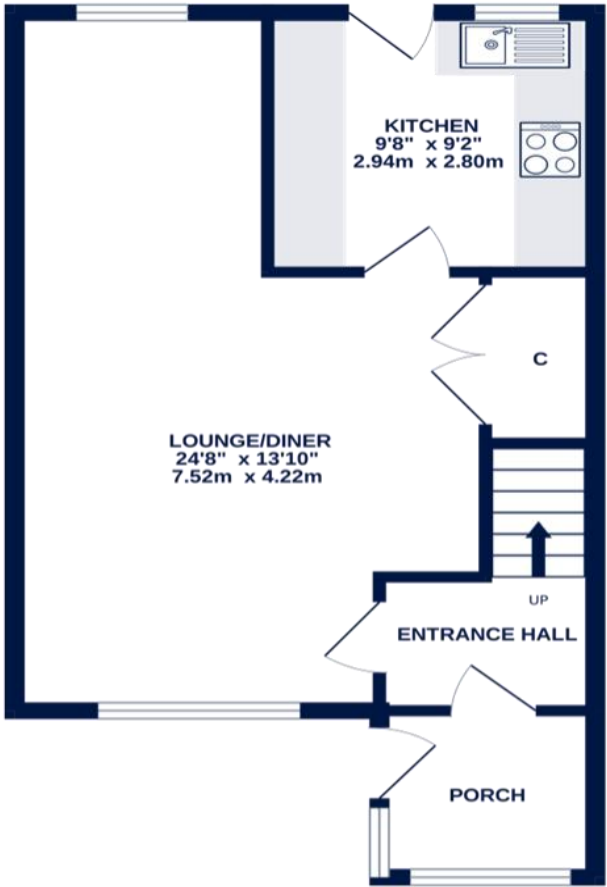
Below: Bathroom



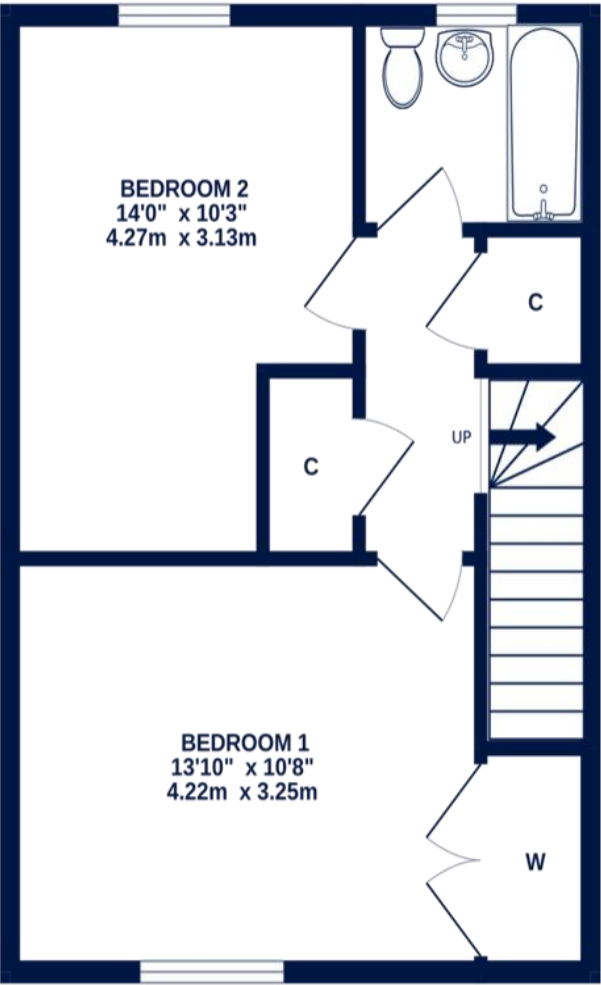
Below: Rear Garden



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. 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: Rear Garden



Below: Front of Property



GENERAL REMARKS

Services:

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

EER Rating:

EER: D67

Council Tax:

The property is band C and the amount of council tax payable for 2023/2024 is £1,777.38
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 troon@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.

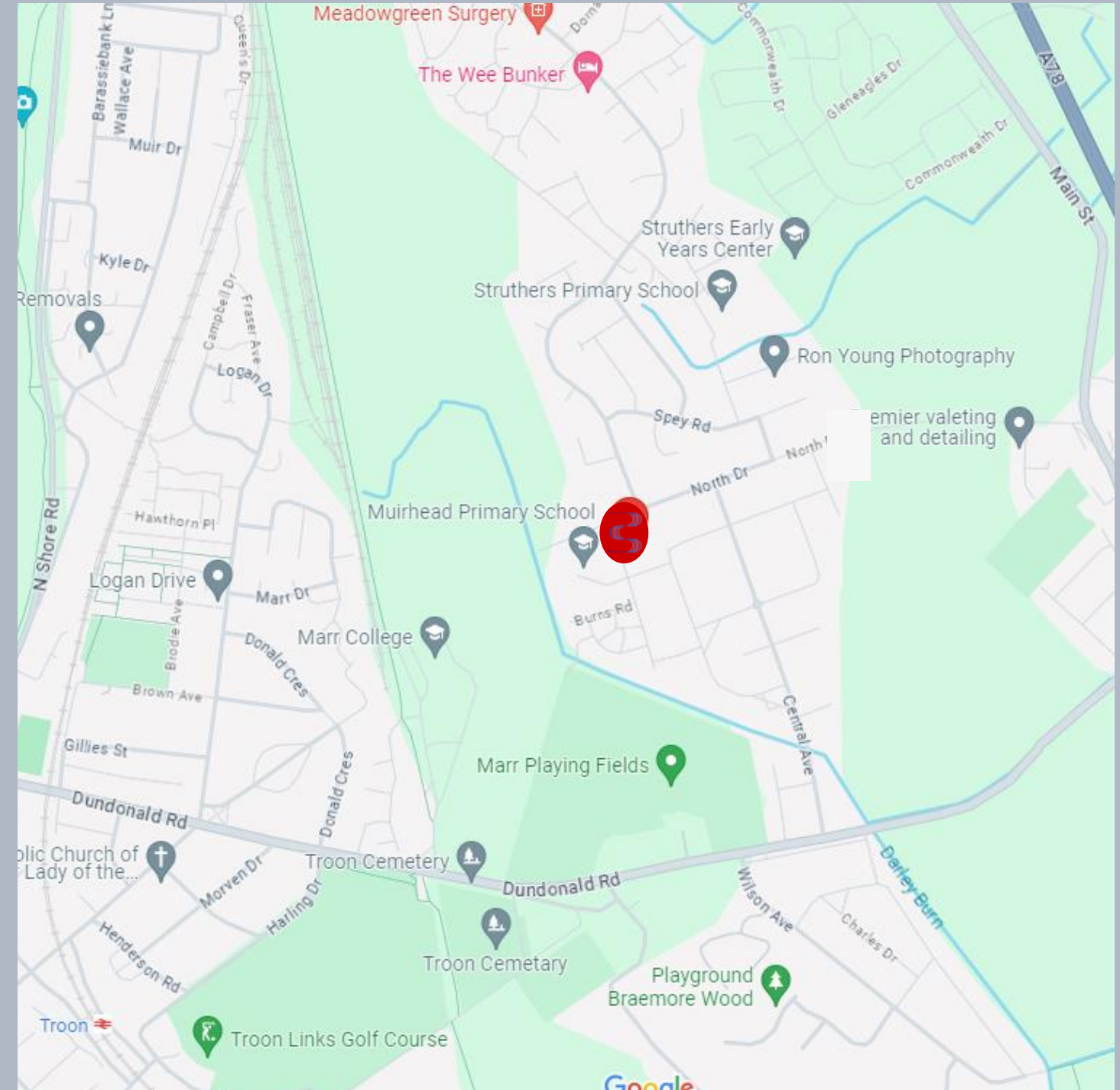
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

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 March 2024.