



32 Collenan Avenue | Loans

We are delighted to offer to the market 32 Collenan Avenue, a traditional three-bedroom semi-detached house nestled in a peaceful cul-de-sac in the sought-after Loans Village. Boasting a delightful open outlook to the rear with stunning views of the Isle of Arran, this lovely property has been tastefully decorated in neutral colours, creating a warm and inviting atmosphere. Offering versatile living spaces spread across two levels, this home presents an exciting opportunity for potential extension, subject to the necessary approvals. We wholeheartedly recommend scheduling a viewing of this fantastic property to truly appreciate all it has to offer.



Upon stepping into the property, you are warmly greeted by the entrance hall, guiding you towards the inviting living/dining room and the staircase to the upper level. Transitioning through the hallway, a spacious living/dining area awaits, boasting a cozy log burner and offering various furniture arrangements bathed in natural light from the expansive dual aspect windows. Adjacent to the living space lies a modern kitchen, thoughtfully designed with a breakfast bar, base/wall mounted units, sleek worktops, an inset stainless steel sink, integrated fridge freezer, fan oven, microwave and induction hob. A convenient external door in the kitchen opens to the tranquil rear garden. The ground floor is rounded off with a hallway featuring a convenient wc, with an external door leading to the well-maintained front garden. This lovely home exudes a friendly atmosphere, perfect for cozy gatherings and comfortable living.

As you head up the stairs from the ground floor, you will find yourself on the welcoming first-floor landing, offering access to three bedrooms, a handy storage cupboard, and the family bathroom. Looking towards the front part of the property, the charm of bedroom one and three await, while bedroom two is located at the rear offering panoramic views towards Troon and the Isle of Arran. The family bathroom, equipped with a WC, sink, and a relaxing bath with an overhead shower, provides the perfect haven for unwinding after a long day. This lovely setup ensures a delightful living space with all the essentials for everyday convenience.

To the front left of the property, you will find a mono block driveway offering off street parking for several vehicles. To the right of the driveway, you will find a garden area laid to stone chips, paved pathways, and mature shrub borders. Explore further to the back of the property and you'll find a tranquil west-facing garden, enclosed and offering stunning views of the surrounding countryside. This haven boasts a mix of paving slab paths, green grass, decorative stone chips, and not one, but two cozy paved patio areas where you can relax and soak up the sunshine this summer. It's the perfect spot to unwind and enjoy the beauty of nature right outside your door.

The property further benefits from having double glazing and gas central heating. The property also has plenty of space to extend with planning permission granted in February 2023 for a double height extension Ref: 23/00052/APP.



Below: Lounge/Diner



Below: Lounge/Diner



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: info@bruachproperty.com
Ref No. : BRU3066

Below: Kitchen



Below: Utility Room



Below: Bedroom One



Below: Bedroom Two



Below: Family Bathroom



Below: Bedroom Three



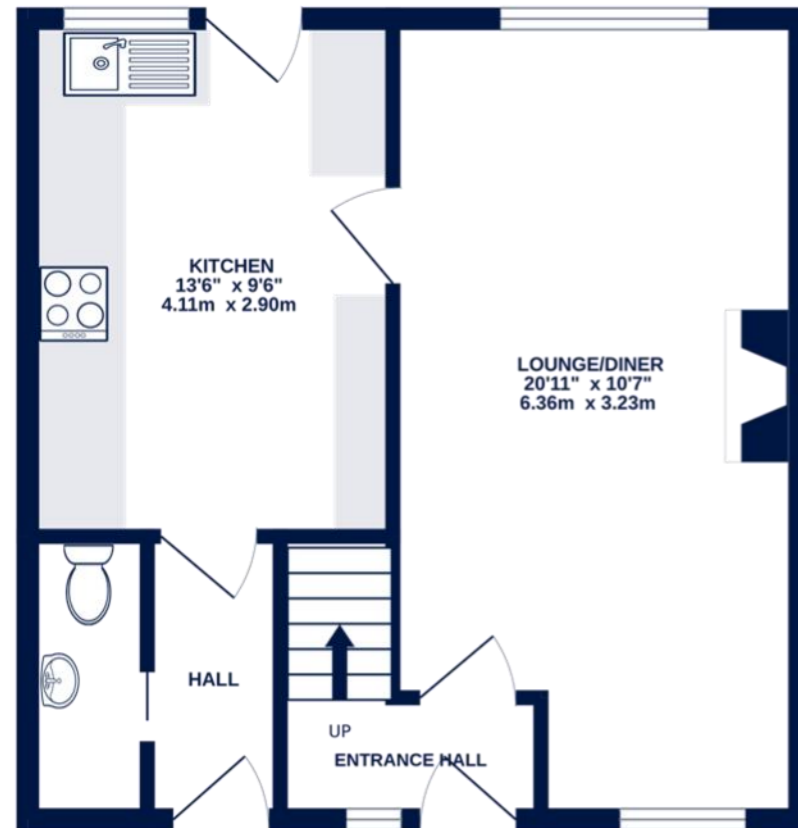
Below: Rear Garden



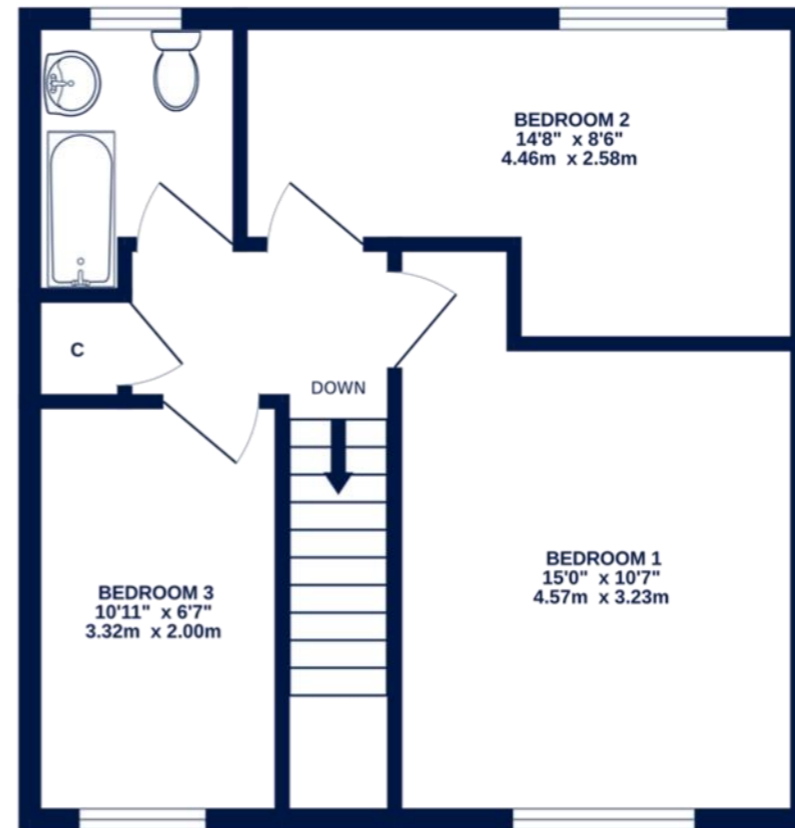
Below: Rear Garden



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: Front of Property



GENERAL REMARKS

Services:

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

EER Rating:

EER: D(65)

Council Tax:

The property is band B and the amount of council tax payable for 2024/2025 is £1,555.21
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.

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