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69 Beach Road, Troon

Bruach Property is thrilled to introduce to the market 69 Beach Road, a lovely detached four-bedroom seafront property situated on a spacious corner plot. This property is presented in walk-in condition, offering flexible accommodation and the potential for further extension, making it a great choice for families or retirees looking for a coastal lifestyle. With its appealing frontage and close proximity to the beach, schools, amenities, golf, and railway station, this home presents a wonderful opportunity for buyers. Viewing is highly recommended.



In more detail an entrance vestibule leads to a welcoming entrance hall. From there, you can access the main ground floor area and the stairs to the first floor. The front of the property features a spacious lounge with triple aspect windows, offering breathtaking views of the Ayrshire coast and the Isle of Arran. The lounge also boasts a contemporary large multi-sided living flame gas fire, perfect for cozy winter evenings, and sliding glass doors that lead out to a rear patio, the perfect place for a morning coffee. Moving towards the rear of the property, you'll discover a generous dining room with dual aspect windows, providing lovely views of the beautiful garden. Double glass doors in the dining room open up to a fantastic, well-appointed modern kitchen with granite worktops and a breakfast bar. The kitchen itself is equipped with streamline worksurfaces, a breakfast bar, two inset stainless sinks, a dishwasher, induction hob, extractor fan, steam oven, fan oven, warming drawer, and a range of floor and wall mounted units. From the kitchen, a door leads out to a utility room with a snug area that offers views of the garden. Adjacent to the utility room, you'll find a toilet. An internal door from the utility room provides access to the garages.

Sleeping accommodation on the ground floor consists two good-sized double bedrooms. Bedroom one is located to the front of the property with double aspect windows offering sea views. Bedroom two is located off the hallway to the rear with built in wardrobe and is currently being used as a study. A luxurious tiled shower room, completes the accommodation on the ground floor with a double shower enclosure, sink with vanity unit and wc.

As you ascend the stairs from the ground floor, you will reach the first floor landing. Here, you'll discover a spacious area that connects to two additional bedrooms and a family bathroom. Bedroom three, situated at the rear, is a generously sized double bedroom with built-in wardrobes and a window that overlooks the garden. Bedroom four, the master bedroom, boasts built-in wardrobes and a large window that offers breathtaking panoramic sea views right from your bed. The master bedroom also includes an ensuite shower room. Lastly, there is a sizable storage space conveniently located off the landing.



Below: Living Room / Dining Area



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3073

Below: Living Room / Dining Area



Below: Dining Room



Below: Kitchen



Below: Kitchen



Below: Utility Room/snug



Below: Bedroom Two/Hallway



Below: Bedroom One



Below: Shower Room



Below: Hallway/First Floor Landing



Below: Master Bedroom and view



Below: En-suite



Below: Bedroom 3



Below: Rear Garden

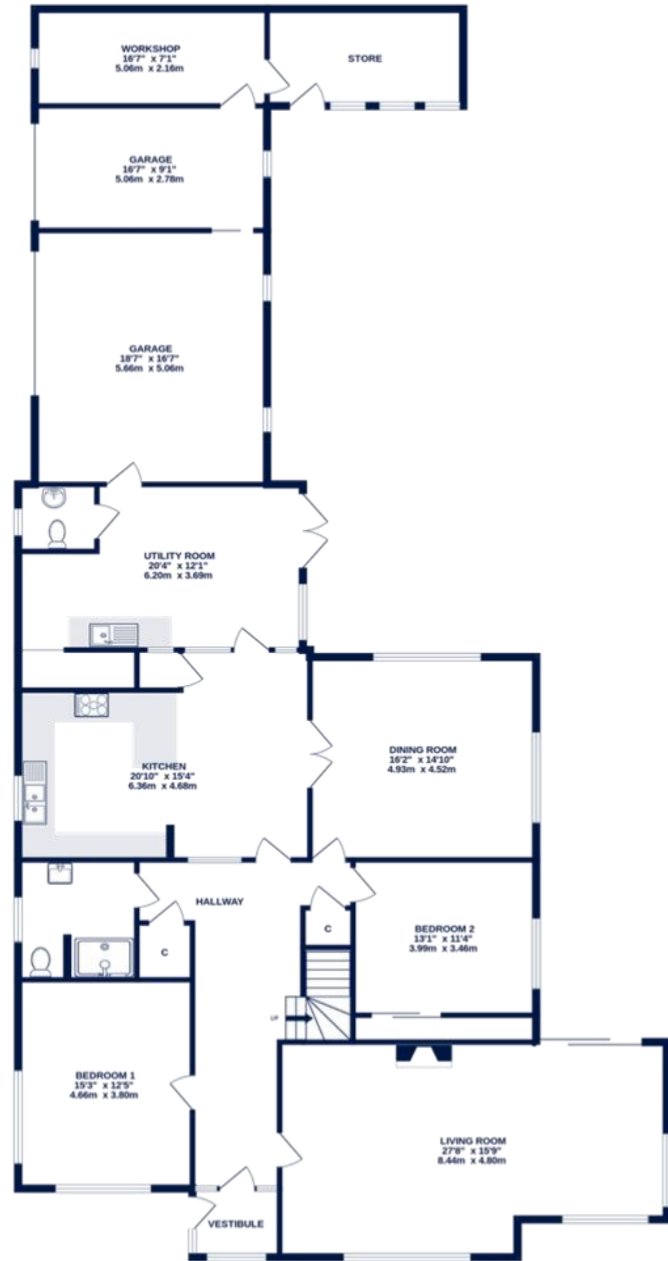


Step into the enchanting rear garden, enclosed by beautiful walls and adorned with a carpet of green grass. Meandering through the garden, you'll find delightful paved paths, mature shrubs, trees, vibrant flower beds, and a serene pond. To make the most of the sunny summer days, there are various seating areas thoughtfully placed throughout the garden. As you make your way to the front, you'll be greeted by an expansive L-shaped garden, also laid to grass and featuring paved paths and decorative stone chips for easy upkeep. The front garden is an absolute gem, offering a terrace seating area where you can soak in the mesmerizing sunsets of the west coast. Furthermore, the property boasts a generous monoblock driveway that can accommodate multiple cars, leading to the garages. The property has two large garages, workshop and store.

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 Garden and Driveway





GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. Heating is by gas central heating. The property windows are double glazed.

EER Rating:

EER: C(77)

Council Tax:

The property is band G and the amount of council tax payable for 2024/2025 is £3,756.42
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd , 1 Templehill, Troon, KA10 6BE
Tel:01292 690940 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.

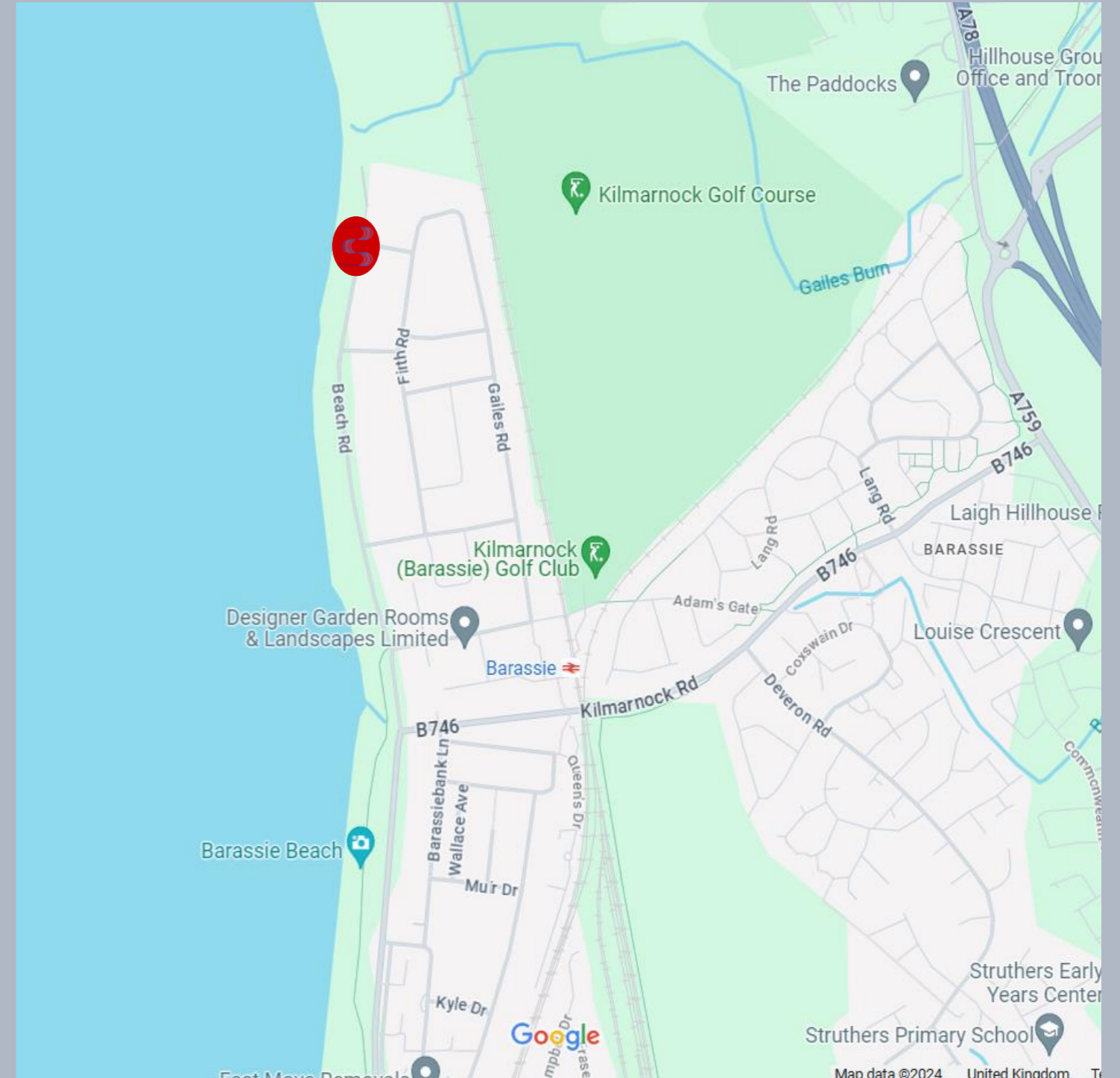
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as 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 May 2024.