



## 37 Sanderling View, Troon

Bruach Property are delighted to bring to the market this fabulous one bed second floor flat, which is perfect for the discerning homebuyer looking for a retirement apartment within Troon with beautiful Juliet balcony and partial sea views. The property has been well designed to create a modern ambience and evokes a feeling of homeliness. Viewing is highly recommended.



Sanderling View is a modern retirement development of apartments located off Barassie Street, within a short stroll to both the seafront, marina and Troon town centre. This second floor apartment, located to the rear of the building is presented in truly walk-in condition with all the conveniences one would expect

The accommodation comprises: welcoming entrance hallway with two large cupboards off, living room/dining area, double bedroom with walk in wardrobe and shower room. The beautiful, well-proportioned living room offers a range of furniture configuration; perfect to relax and dine and features dual aspect windows. The living room further benefits from have a Juliet balcony giving a beautiful partial views of Troon Harbour and Arran. Off the living room is a modern kitchen which is well designed, with quality worktops, electric hob, integrated oven and fridge freezer. The large double bedroom is bright and airy with walk in wardrobe with mirror doors. Completing the accommodation is the tiled shower room with WC, sink, and double shower.

The property further benefits from having a resident's communal day lounge, laundry room, off street parking, security entry system and double glazing.

Externally, there is communal gardens which offer various areas for seating to enjoy the summer sunshine.

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 beautiful walks and offer the perfect place to watch the sunset over Arran.



Below: Living Room



Below: Kitchen



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01292 690 940  
or  
Email: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
Ref No. : BRU3079

Below: Bedroom



Below: Shower room



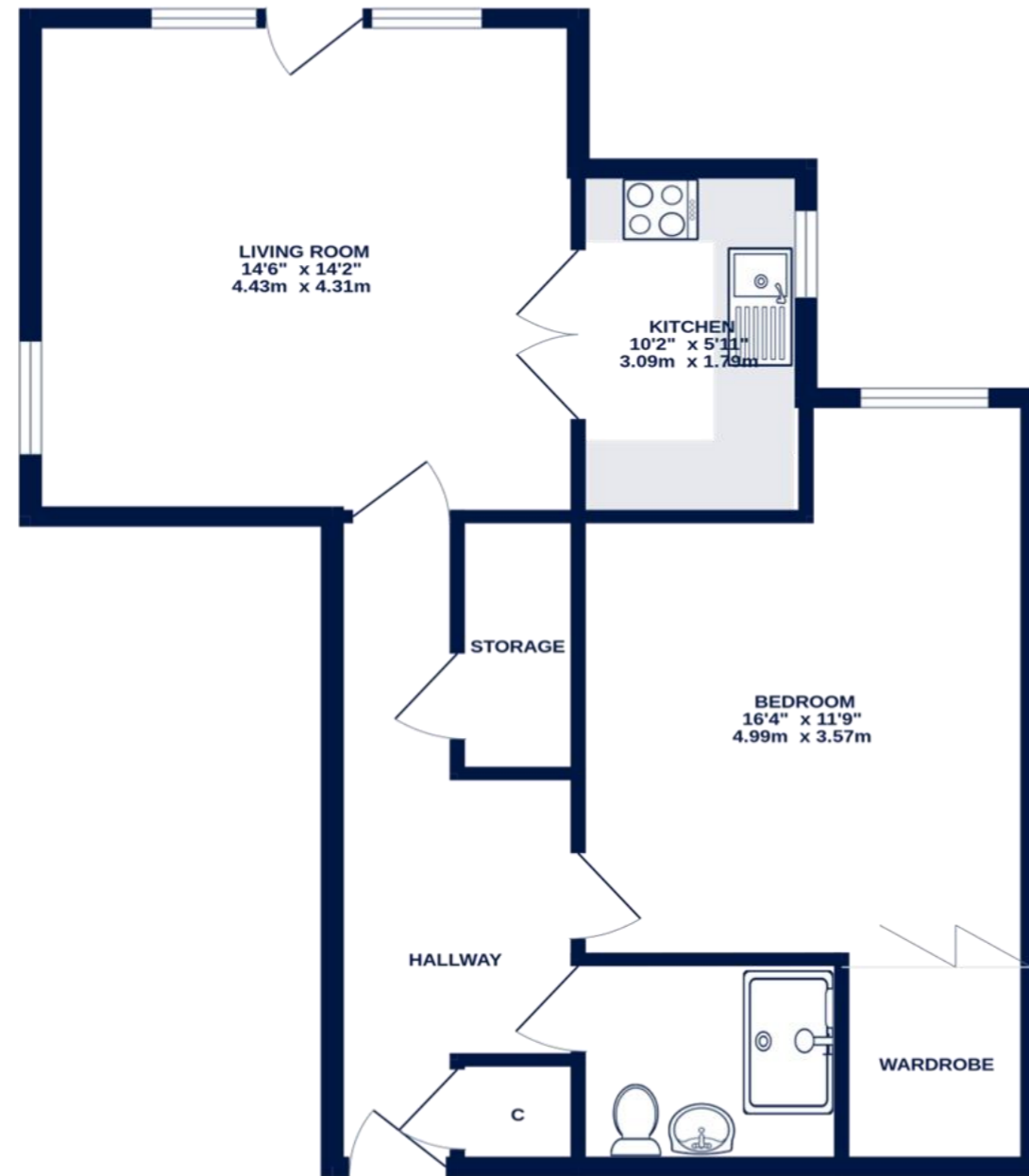
Below: Hallway







## ACCOMMODATION LAYOUT



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. Heating is electric heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

### EER Rating:

EER: C678

### Council Tax:

The property is band D 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](mailto: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.

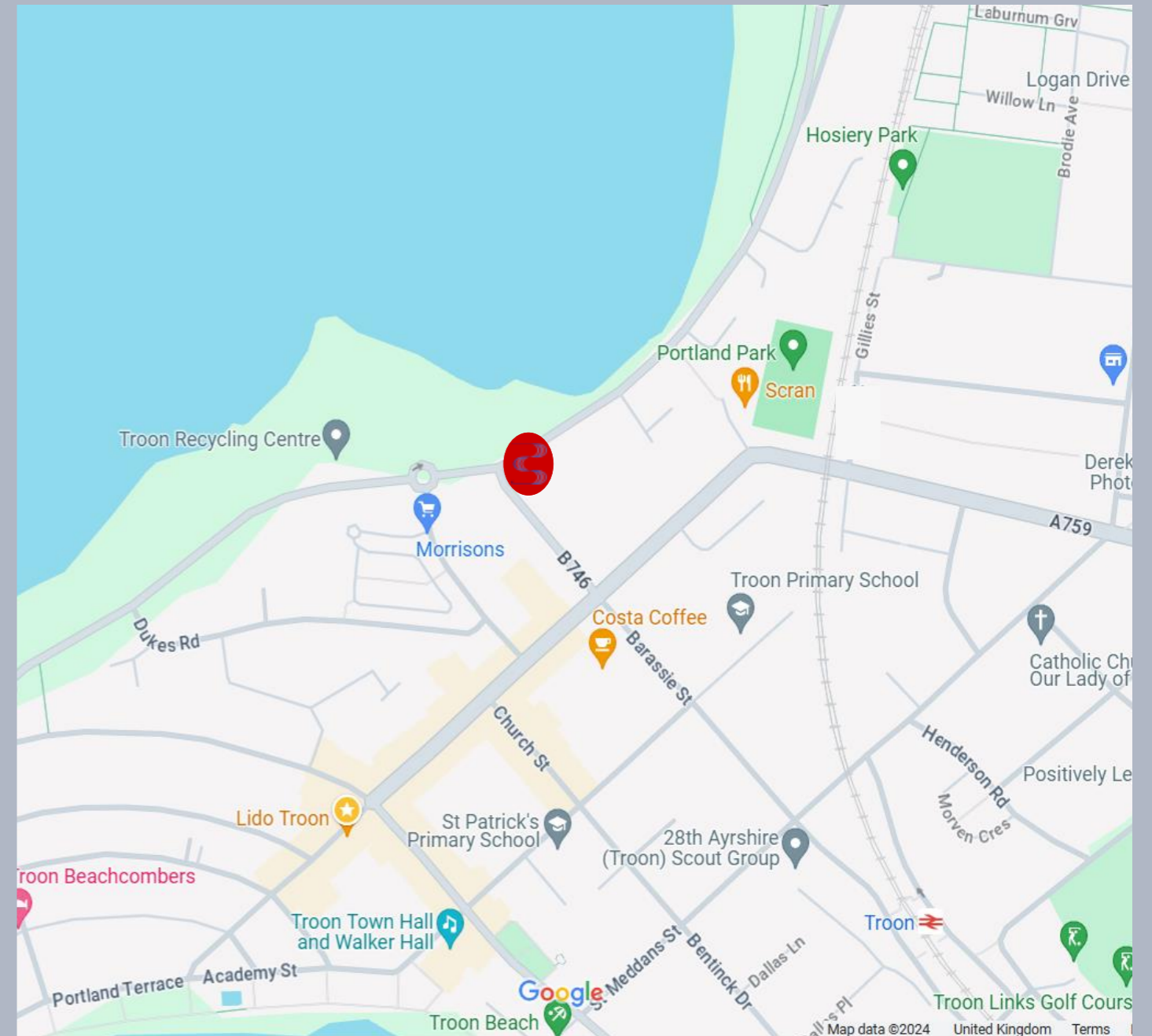
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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.



Below: Communal Gardens





## I'm interested!

To find out more about the property in the schedule or to arrange a viewing email [info@bruachproperty.com](mailto: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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### GIRVAN

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**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01655 331 616 | F: 01465 238002**

### TROON

**1 Templehill | Troon | South Ayrshire | KA10 6BQ**

**E: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
T: 01292 690940 | F: 01292 737 570**

#### 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.

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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 May 2024.