



27 Dallas Place, Troon

Located in the picturesque seaside town of Troon, No.27 Dallas Place is a spacious two bedroom end terrace property within a short stroll to South Beach. The property offers a comfortable and inviting layout of accommodation split over two levels, presented in walk in condition. The property is only a few minutes walk to Troon town centre, golf courses, beach and train station. The property will appeal to a variety of purchasers. Viewing is highly recommended to truly appreciate this lovely home.



Upon entering the property, you're immediately greeted by a welcoming vestibule that leads into a generously-sized entrance hallway, complete with a large storage cupboard, an ideal space for coats, shoes, and other essentials. From here, you have direct access to the ground-floor apartments, as well as the stairs that ascend to the first floor living spaces. The bright and airy living area, located at the front of the property, offers a versatile layout that allows for a variety of furniture configurations, catering to the unique needs and preferences of the homeowner.

Venture to the rear of the home, and you'll discover an expansive kitchen and dining area, complete with floor and wall mounted units, tiled backsplashes, and a host of modern appliances, including a fan oven with grill and an electric hob. This spacious culinary hub opens up to an enclosed garden, providing the perfect setting for alfresco dining and relaxation. Completing the ground-floor accommodations is a conveniently-located cloakroom with a WC and sink.

Ascending the stairs to the first floor, you'll find a large, bright landing that grants access to the two generously-proportioned double bedrooms, both of which feature built-in wardrobes for ample storage. The front-facing bedroom offers breathtaking views over the town of Troon, while the rear-facing room boasts vistas across the surrounding area. The first-floor also houses a well-appointed bathroom, complete with a bathtub, overhead shower, sink, and WC.

Beyond the interior, the property's enclosed garden, laid with monobloc and featuring mature shrubs and trees, provides a private oasis for outdoor enjoyment. A timber shed at the bottom of the garden offers additional storage space, ensuring that all your needs are met.

The coastal town of Troon, with its excellent facilities, including supermarkets, restaurants, hotels, schools, and professional services, is just a short walk away. Residents can enjoy a wealth of recreational activities, from sailing and golf to safe bathing, kite surfing, and windsurfing along the town's two beaches. Boasting mainline train links to Ayr and Glasgow, as well as proximity to Glasgow Prestwick International Airport, No.27 Dallas Place is an ideal commuter location, seamlessly blending coastal living with convenient connectivity.



Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690940
or
Email: troon@bruachproperty.com
Ref No. : BRU3082

Below: Kitchen/ Dining



Below: Hallway



Below: Bedroom One



Below: Bedroom Two



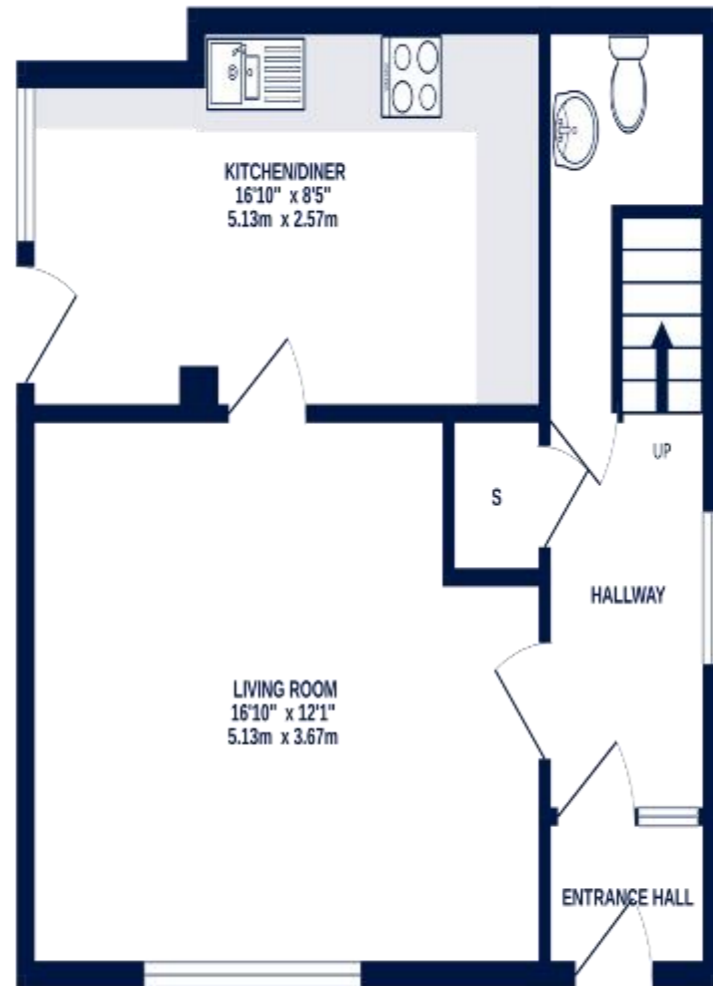
Below: Bathroom



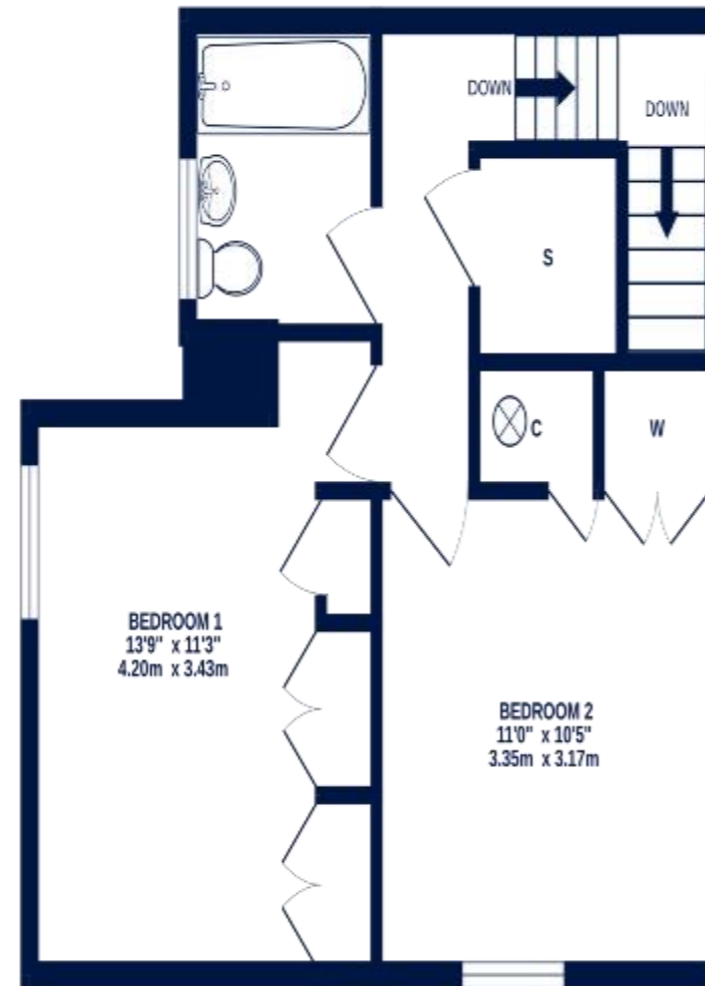
Below: Read Garden



GROUND FLOOR



1ST 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.



GENERAL REMARKS

Services:

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

EER Rating:

EER: E42

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 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.

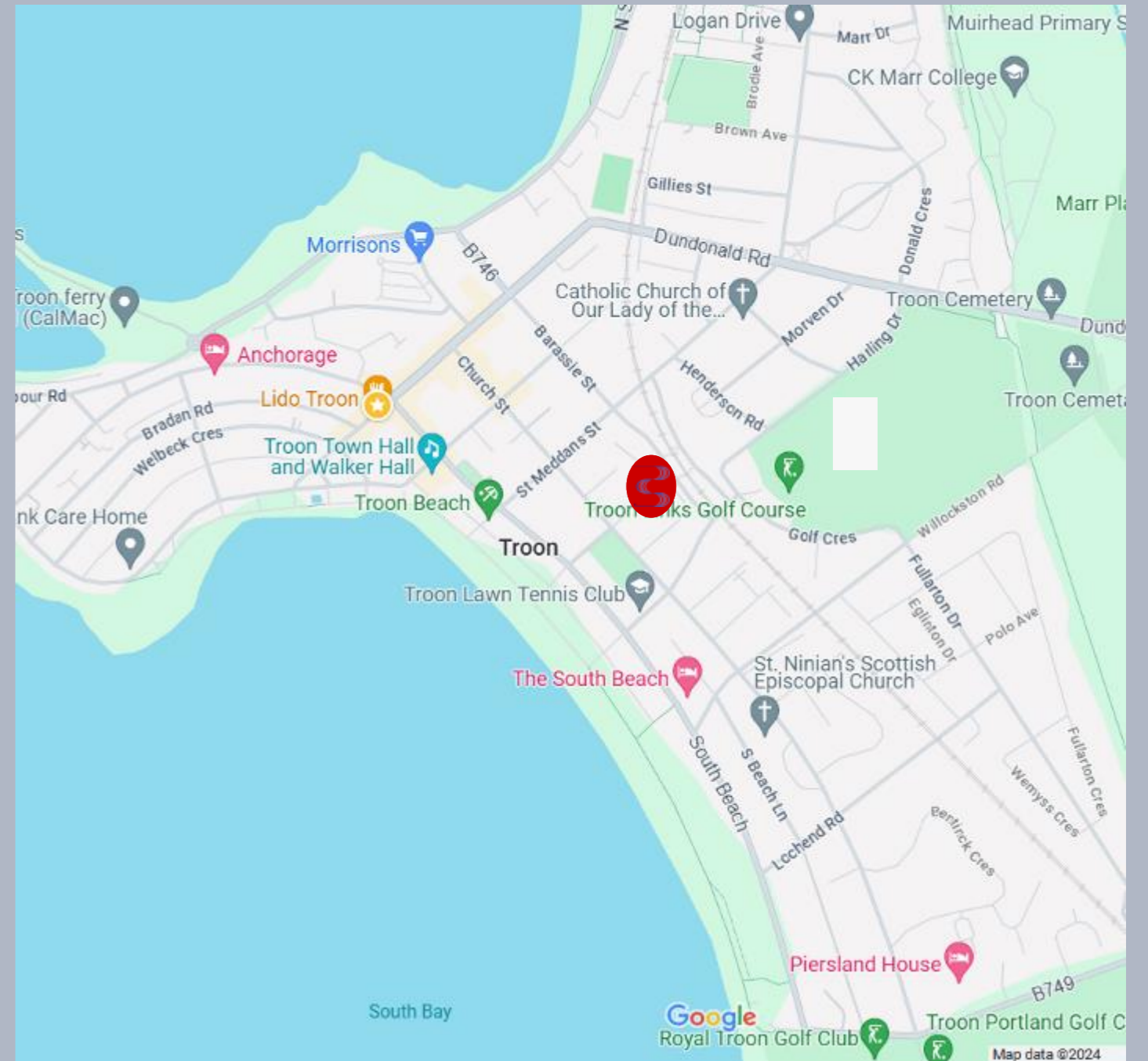
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as 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.



[bruachproperty](#)



[bruach.property](#)



[bruachproperty](#)



[bruachproperty](#)

GIRVAN

31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU

**E: info@bruachproperty.com
T: 01655 331 616 | F: 01465 238002**

TROON

1 Templehill | Troon | South Ayrshire | KA10 6BQ

**E: 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.

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 June 2024.