



## 26 South Beach Lane, Troon

Nestled in the heart of a tranquil coastal lane just steps away from the picturesque sands of South Beach and the world-renowned greens of Royal Troon Golf Club, 26 South Beach Lane is a true gem on the market. This modern, detached bungalow has been meticulously maintained and offers an exceptional standard of living in a prime location. From the moment you step inside, you're enveloped in a bright, airy atmosphere, with generous windows flooding the flexible living spaces with an abundance of natural light. This property presents a truly rare opportunity for those seeking to embrace a coveted coastal lifestyle, and viewing is highly recommended to fully appreciate its many exceptional qualities.



As you step through the front door, you are immediately greeted by a bright and spacious entrance hallway that provides direct access to the home's main living areas. This expansive foyer sets the tone for the rest of the property, inviting you deeper inside with its sense of openness and light. At the heart of the home lies the generous open-plan living area, a versatile space that faces the rear of the property and offers ample room for a variety of furniture arrangements. Bathed in natural light from the large, south-facing floor-to-ceiling window, this airy room affords breathtaking views over the fabulous enclosed rear garden, creating a seamless indoor-outdoor connection. Branching off from this central living space, you'll find a sizable study located at the front of the home, providing a dedicated work area or fourth bedroom.

Continuing on, the living room leads into a spacious, modern open-plan Neptune kitchen and dining area, complete with floor-to-ceiling sliding doors that offer even more picturesque garden vistas and direct access to a large paved patio - the perfect setting for summer entertaining. The kitchen itself is a true chef's delight, appointed with an abundance of sleek, neutral-toned cabinetry that provides plentiful storage, granite work tops and preparation space, including a central island. Outfitted with high-end Neff appliances such as a five-ring induction hob, fan ovens with steam and microwave functions, a warming drawer, fridge-freezer, Quooker boiling tap and dishwasher, this stunning culinary space caters to the homeowner's every need. A convenient utility room is located off the rear hallway which offers additional space for laundry appliances.

The home's sleeping quarters comprise three generously-proportioned double bedrooms. The master suite is the largest of the three, boasting built-in wardrobes and an ensuite shower room, while the second bedroom, currently used as a snug, overlooks the rear garden and also features fitted storage. The third bedroom is situated at the front of the property. Completing the accommodation is a luxurious tiled bathroom with a bath, overhead shower, sink, and WC.

Beyond the living spaces, this exceptional property further benefits from gas central heating, loft access, and double glazing throughout. To the left of the home, you'll find a large, gated driveway laid in attractive mono-block paving that provides parking for two cars and leads to a single garage with an electric door. Stepping outside, a side gate grants access to the beautifully landscaped rear garden, which is laid to grass with mono block paths, a large paved patio area, and mature shrubbery - a true oasis of tranquillity.



Below: Living Area



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. : BRU3098

Below: Dining Area



Below: Kitchen Area



Below: Kitchen Area



Below: Study



Below: Entrance Hallway



Below: Bedroom One with Ensuite



Below: Bedroom Two



Below: Bedroom Three

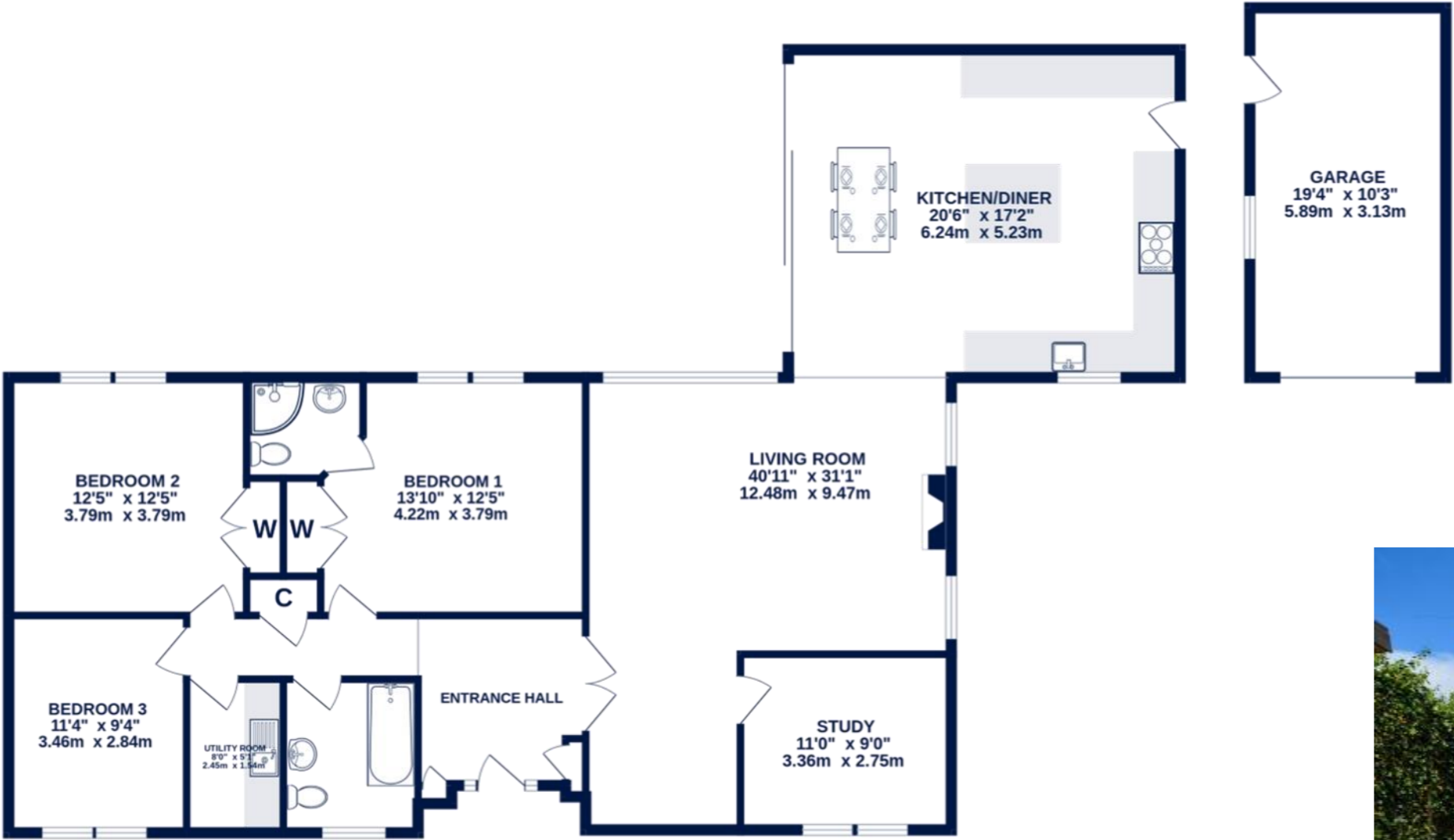


Below: Bathroom



Below: Rear Garden





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



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(71)

**Council Tax:**

The property is band E and the amount of council tax payable for 2024/2025 is £2,577.10.  
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.

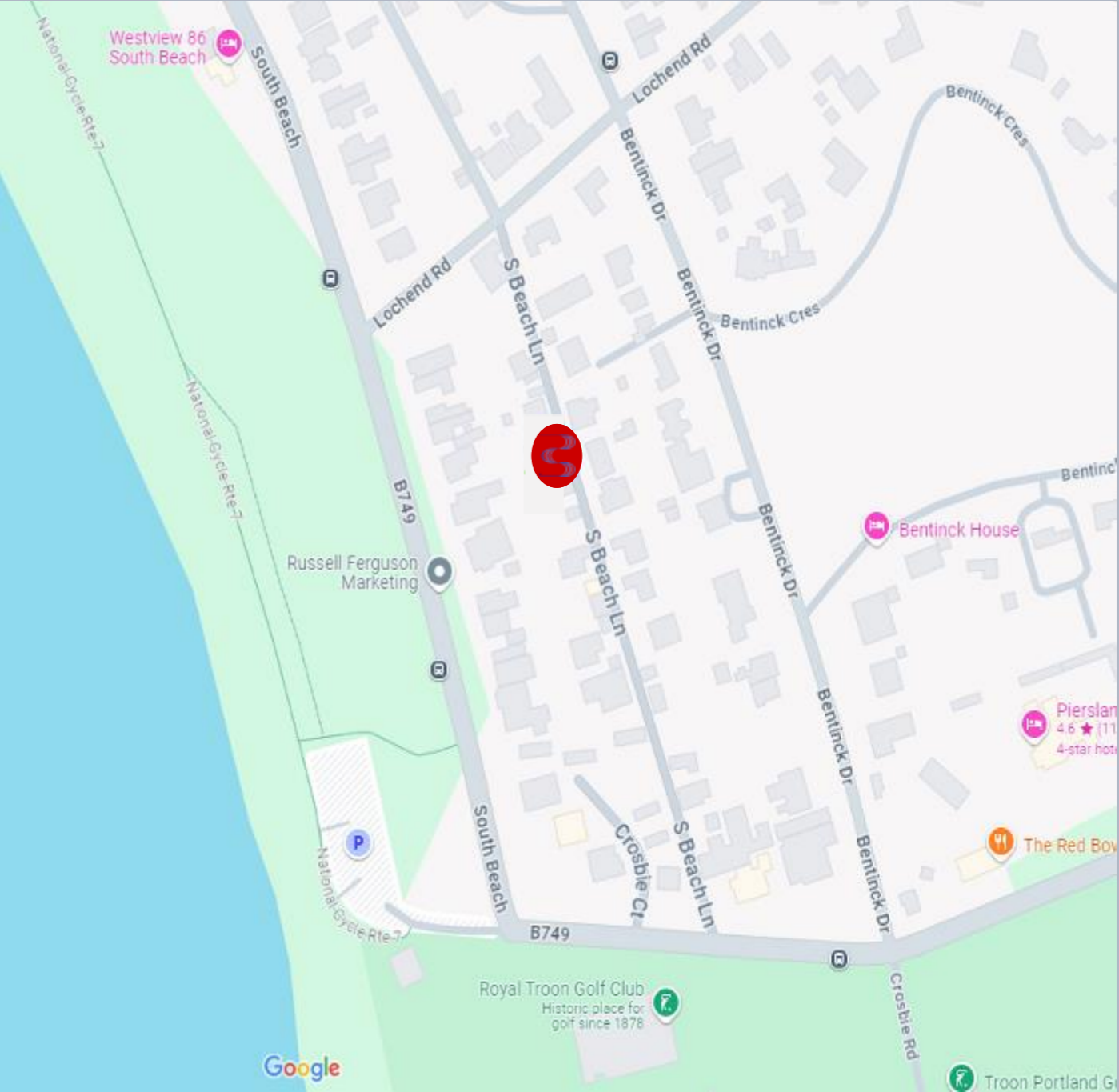
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

**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.



Below: Royal Troon Golf Club



Below: South Beach





## 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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