



31 Hillhouse Gardens, Barassie

31 Hillhouse Gardens is a captivating three-bedroom detached bungalow nestled in the charming Barassie area of Troon, which Bruach is thrilled to bring to the market. This spacious, single-level home presents an inviting and well-maintained interior, with a warm, neutral colour palette that creates a soothing, comfortable ambiance throughout. The property's generous layout offers ample living space, providing the perfect canvas for a new owner to truly make it their own. Beyond the home's welcoming interior, the true gem lies in the expansive garden area, affording residents a tranquil oasis to enjoy the outdoors in privacy. This exceptional bungalow is sure to captivate a wide range of potential buyers, from growing families to downsizers, drawn to its superb location in close proximity to an array of desirable local amenities, convenient commuting links and the picturesque Troon coastline.

Leading directly off the lounge, the conservatory currently serves as a formal dining area, providing a lovely setting to enjoy meals while taking in the vistas of the rear garden. An external door from the conservatory offers convenient access to the garden. Continuing the tour, you'll find the sizable kitchen, which is appointed with an abundance of modern base and wall-mounted cabinetry, complemented by coordinating countertops and splashbacks. The kitchen is equipped with a ceramic hob, fan oven with grill, and an inset bowl sink. Adjoining the kitchen is the practical utility room, featuring built-in countertops and space for your laundry appliances, as well as providing direct access to the rear garden.

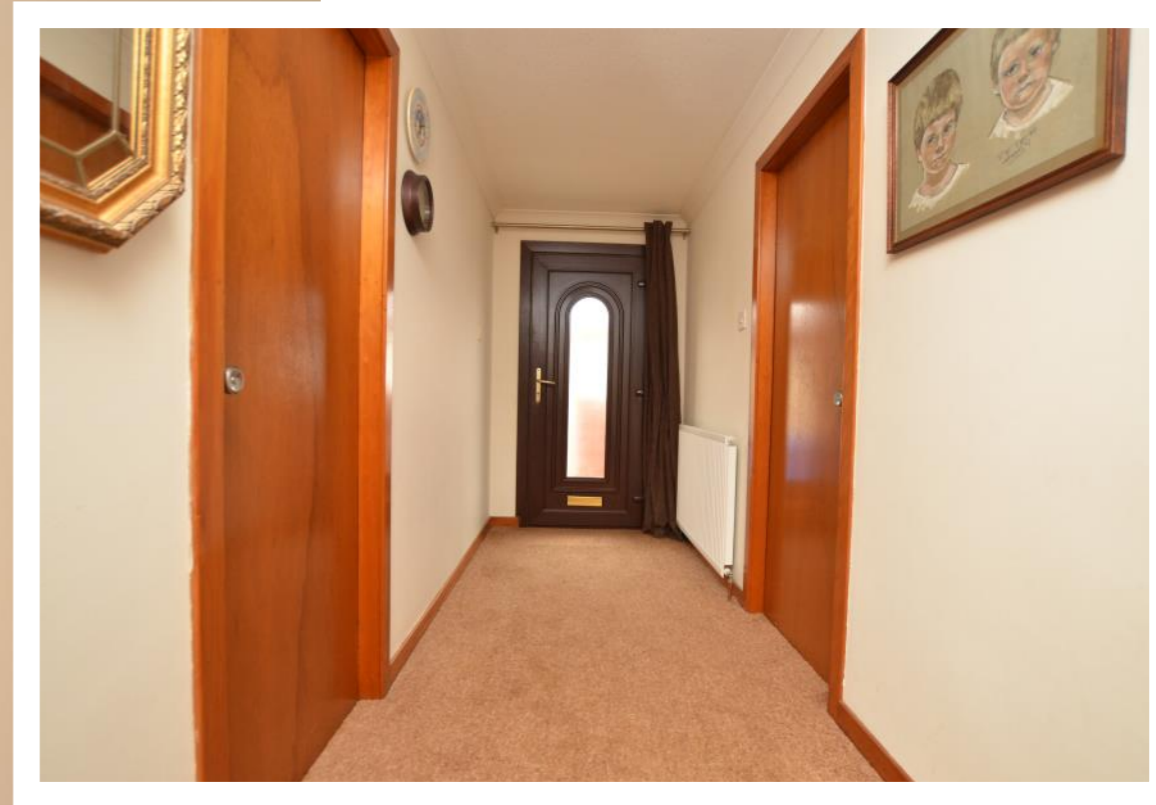
The sleeping accommodation consist of three well-proportioned bedrooms, all accessible from the entrance hall. Bedrooms two and three, situated to the right, are both spacious double rooms with picturesque garden views. The largest of the three, bedroom three, is located at the front of the property and boasts impressive built-in wardrobes as well as an en-suite shower room. Completing the accommodation is the modern shower room, complete with a WC, accessible shower, and a sink.

The property further benefits from gas central heating, double glazing and large loft space.

Stepping outside, the rear garden is enclosed and predominantly laid with artificial turf, creating a low maintenance yet lush outdoor oasis. Mature shrubs and trees line the perimeter, adding to the serene ambiance. To the right, you'll find another secluded area paved with slabs, providing the perfect spot for relaxation and al fresco dining during the warmer months. Circling around to the left of the property, you'll discover a generous driveway with a carport, leading to a single garage. The front garden is beautifully landscaped with decorative stone chippings, paved paths, and well established shrubs and trees, creating a charming curb appeal.



Below: Entrance Hallway



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01465 715 065
or
Email: troon@bruachproperty.com
Ref No. : BRU3075

Below: Dining Room/Conservatory



Below: Kitchen/ Bottom Left: Utility Room



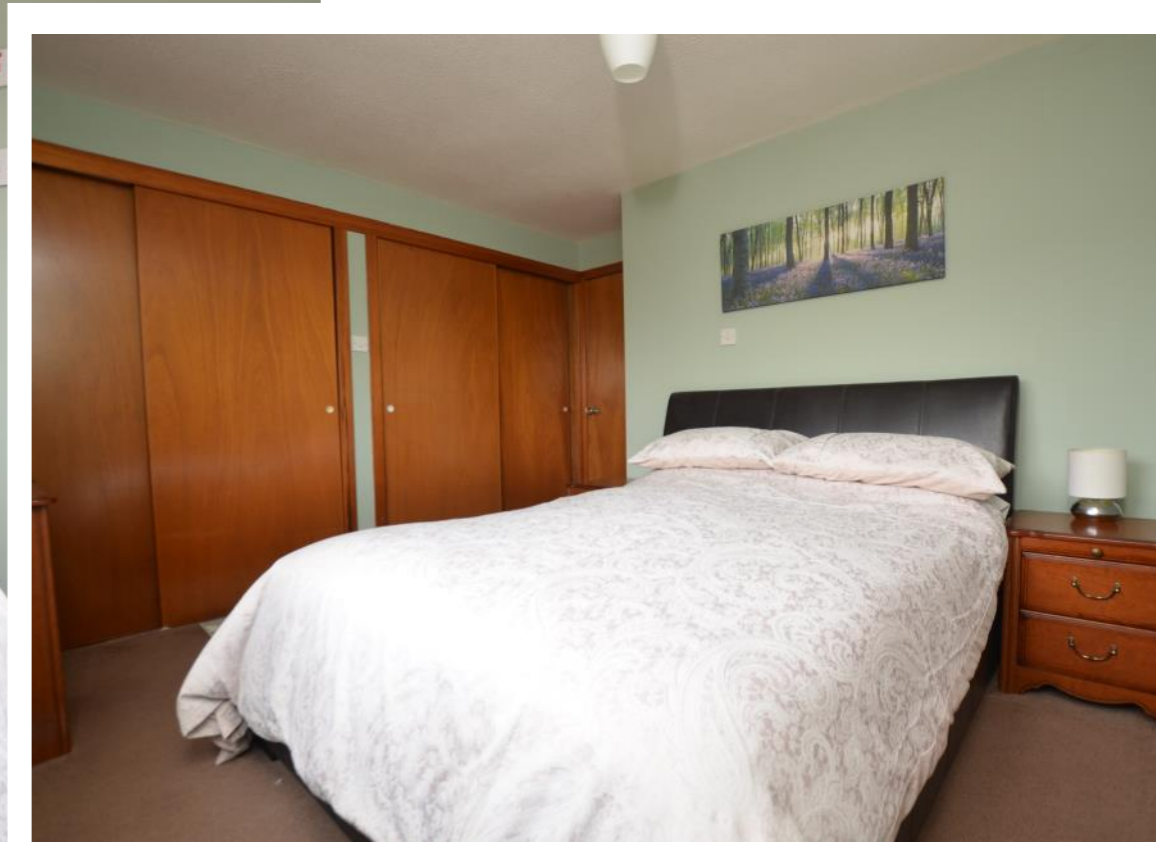
Below: Bedroom One



Below: Bedroom Two



Below: Bedroom Three

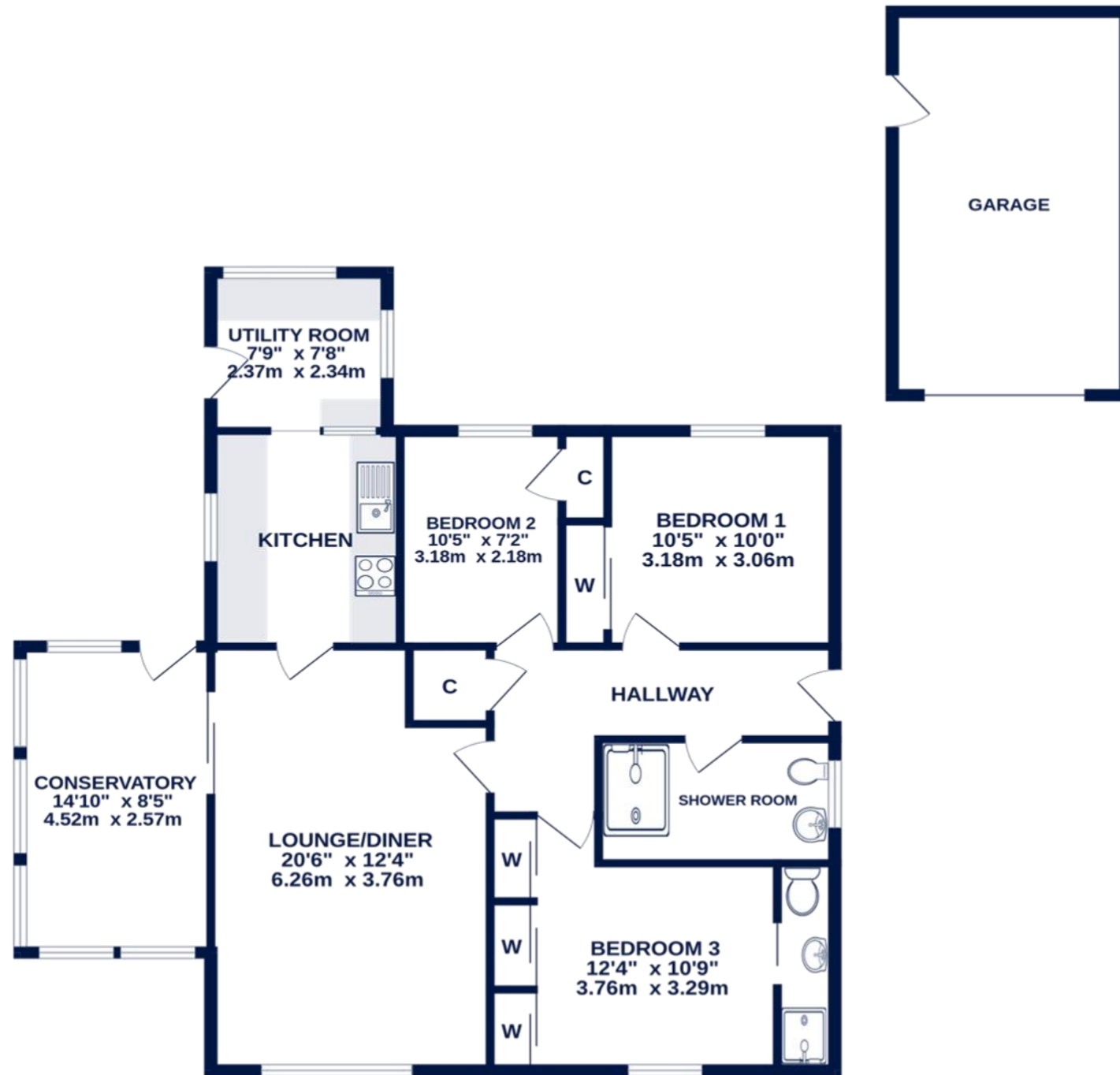


Below: Family Bathroom



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: Front Garden



Below: 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: D(68)

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 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.

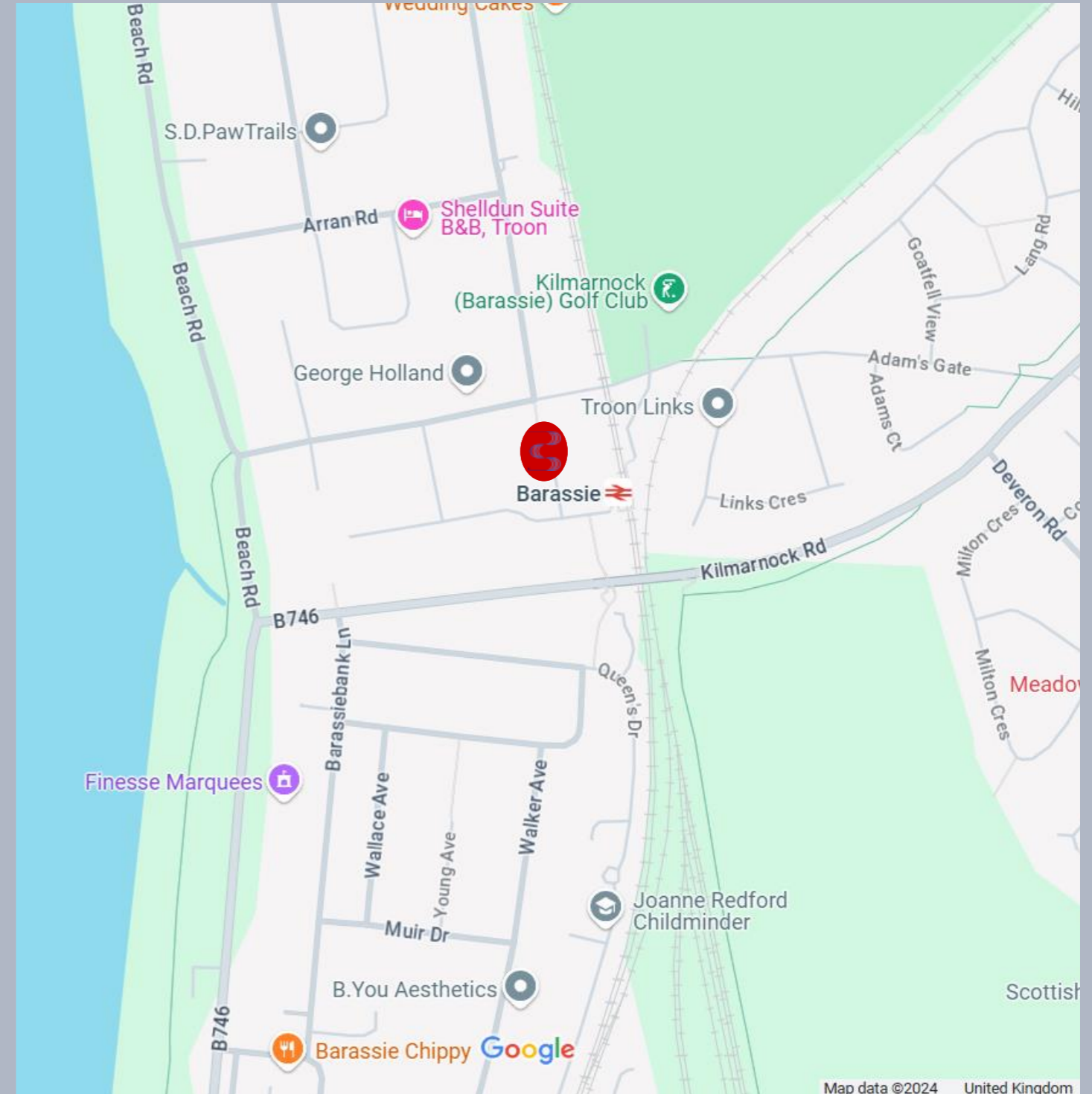
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.



Map data ©2024 United Kingdom



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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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 September 2024.