



2 Crosbie Tower, Troon

This exquisite three-bedroom ground floor apartment is part of the prestigious Crosbie Tower development. Originally built for a successful wine merchant, Mr Thomas Hood, Crosbie Tower is a much-admired Italianate B-listed mansion house which has been developed into bespoke apartments, nestled along the picturesque South Beach. The moment you step inside, you're enveloped in a bright, spacious, and stylishly designed living space that exemplifies the very best of modern seaside living. With all the comforts situated on a single level, this apartment offers an exceptional level of convenience and accessibility. Beyond the gated entrance, you'll discover your own private secure parking, providing a seamless transition from your vehicle to your tranquil abode. The exceptional quality and prime location of this apartment make it a truly remarkable opportunity, and a viewing is highly recommended to fully appreciate its many exceptional qualities that set it apart from the rest.



As you step through the grand entrance vestibule, you're immediately struck by the spaciousness and bright, airy feel of the communal entrance hallway that provides access to the apartments in Crosbie Tower. On entering the property you will find a hallway that is generously proportioned, forming a large, T-shaped layout that leads to the main living areas. One of the hallway's standout features is the sizeable walk-in cupboard, offering ample storage space for white goods and other household items. The apartment's living accommodation is a beautifully designed open-plan space, seamlessly blending the stylish kitchen and inviting dining area. The kitchen has been professionally outfitted with high-quality composite worktops, integrated Siemens appliances, and a sleek inset sink, exuding an elegant, modern aesthetic. The dining area, with its large bay window, provides partial sea views, creating a lovely backdrop for hosting guests or enjoying meals. Adjoining the kitchen-dining space is a vast, bright lounge area boasting 280-degree views, allowing you to soak in the garden surrounds from the comfort of your own home. An external door from the lounge leads to an accessible ramp, providing direct access to the apartment's private garden grounds, where a paved patio area offers the perfect spot for a morning coffee.

Turning to the sleeping accommodation, the apartment features three well-appointed bedrooms, each with its own distinct character. The master bedroom, located to the rear, benefits from a built-in wardrobe and a generously sized en-suite shower room with a modern shower unit, vanity basin, and toilet. Bedroom one, accessible from the hallway, has been equally stylishly decorated, complete with a large built-in wardrobe and large double-sash windows that flood the room with natural light. Bedroom three, situated at the front of the apartment, is currently used as a study but could easily be repurposed as an additional bedroom, boasting large south-facing windows and a sliding door that provides direct access to the guest bathroom.

Speaking of the guest bathroom, it is a tiled, well-appointed space with a bath, over-bath shower, sink, and toilet. The bathroom's sliding door connects it to bedroom three, offering convenient access. Throughout the entire apartment, the attention to detail and high-quality finishes are evident, with additional lighting enhancing the overall sense of luxury and sophistication. The property also benefits from gas central heating, gated parking, and secure video entry, ensuring both comfort and security for its residents.



Below: Living Area



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3108

Below: Dining Area



Below: Dining Area



Below: Kitchen/ Dining Area



Below: Kitchen Area



Below: Hallway



Below: Bedroom One



Below: Bedroom Two (Master) with Ensuite



Below: Bedroom Three /Study

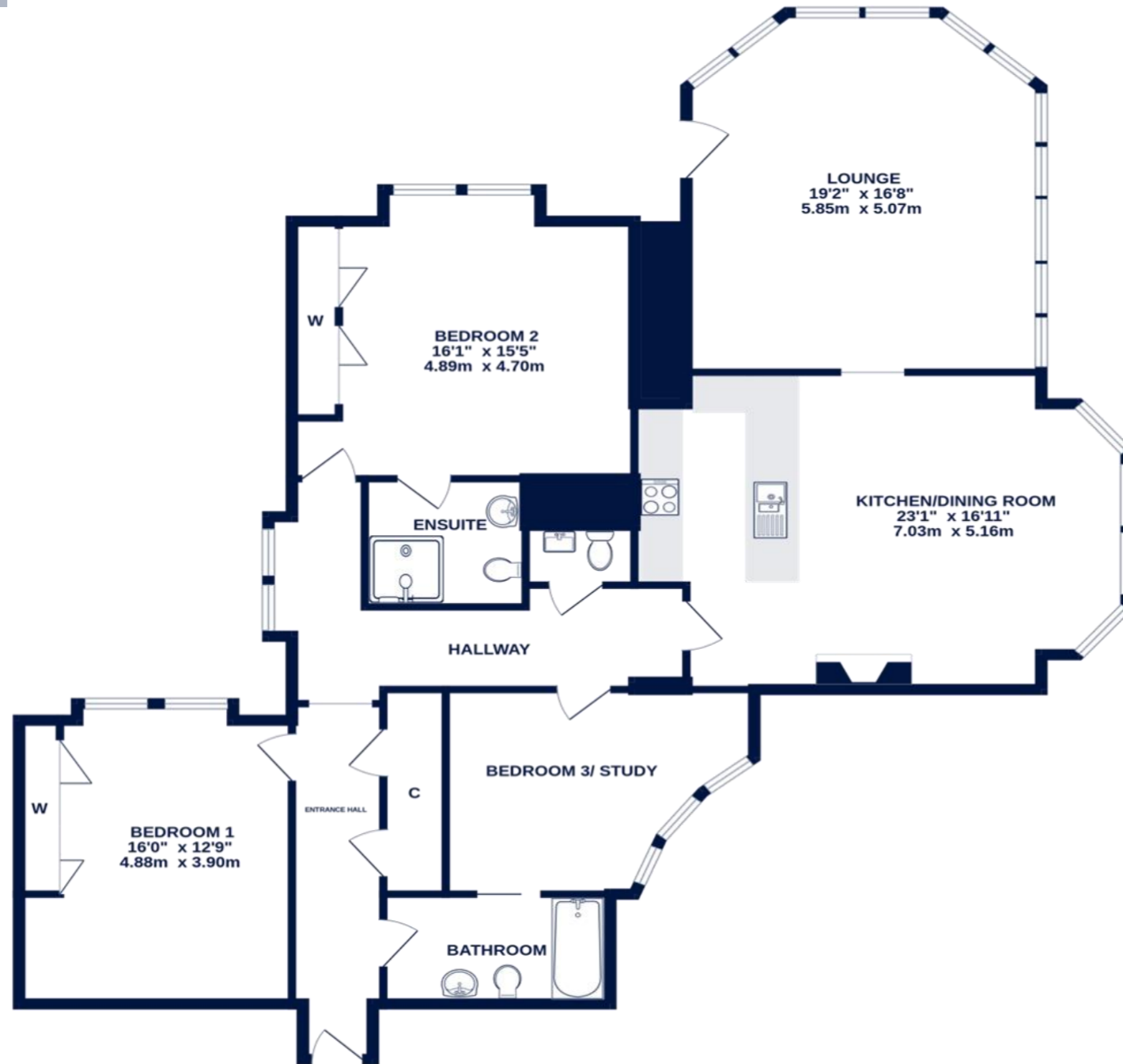


Below: Bathroom



Below: Entrance and Grounds





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 View of property and grounds



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.

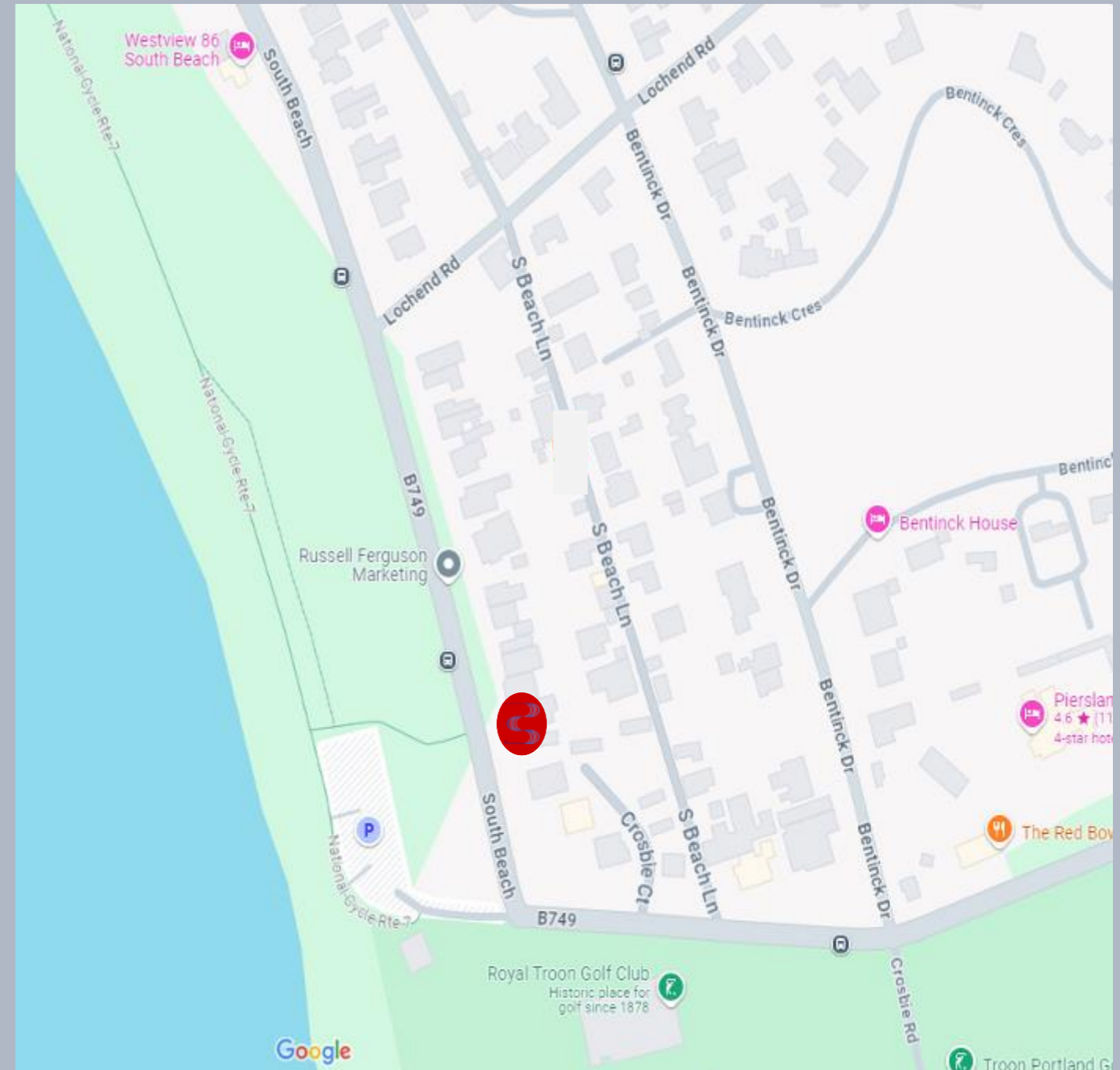
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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



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 safe bathing, kite and wind surfing. Beautiful walks, cycling paths, and play parks.



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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