



16 TO 37 ADAM
WOOD COURT

28 Adam Wood Court, Troon

Adam Wood Court is a modern and inviting retirement development located just off Wood Road in a prime Troon location. Situated within a short, pleasant stroll to both the picturesque seafront and bustling town centre, this first floor apartment offers an exceptional level of convenience and comfort for its residents. Perfectly suited for the discerning retiree, this exceptional flat offers the perfect blend of convenience, comfort, and coastal charm. Viewing is highly recommended to fully appreciate the exceptional quality and desirable location of this remarkable property.



Upon entering, you're greeted by a welcoming entrance hallway with a generously sized storage cupboard, setting the tone for the well-appointed accommodation to follow. The beautifully proportioned living room provides ample space to relax and dine, with flexible furniture arrangement possibilities to suit any preference. Adjoining the living area is a sleek, modern kitchen equipped with quality countertops, an electric hob, integrated oven, fridge-freezer, and washing machine - all the essential appliances one would expect in a retirement development of this calibre. The bright and airy double bedroom boasts built-in wardrobes with mirrored sliding doors, ensuring ample storage for your belongings. Completing the layout is a modern wet room, featuring a WC, sink, and shower, a practical and well-designed space.

Beyond the immediate living quarters, this property further benefits from off-street parking, a secure entry system, and energy-efficient double glazing throughout. There is also a floored attic with access from the hall.

Stepping outside, the communal gardens offer various seating areas where residents can relish in the pleasant summer sunshine, fostering a true sense of community. With its unbeatable location, modern amenities, and meticulously-maintained presentation, this Adam Wood Court apartment provides an exceptional retirement living experience.

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. The town has mainline train links with Ayr and Glasgow, with stations both in Barassie and Troon. 41 minutes to Glasgow with several trains an hour or 45 minutes by car, makes it an ideal commuter town.



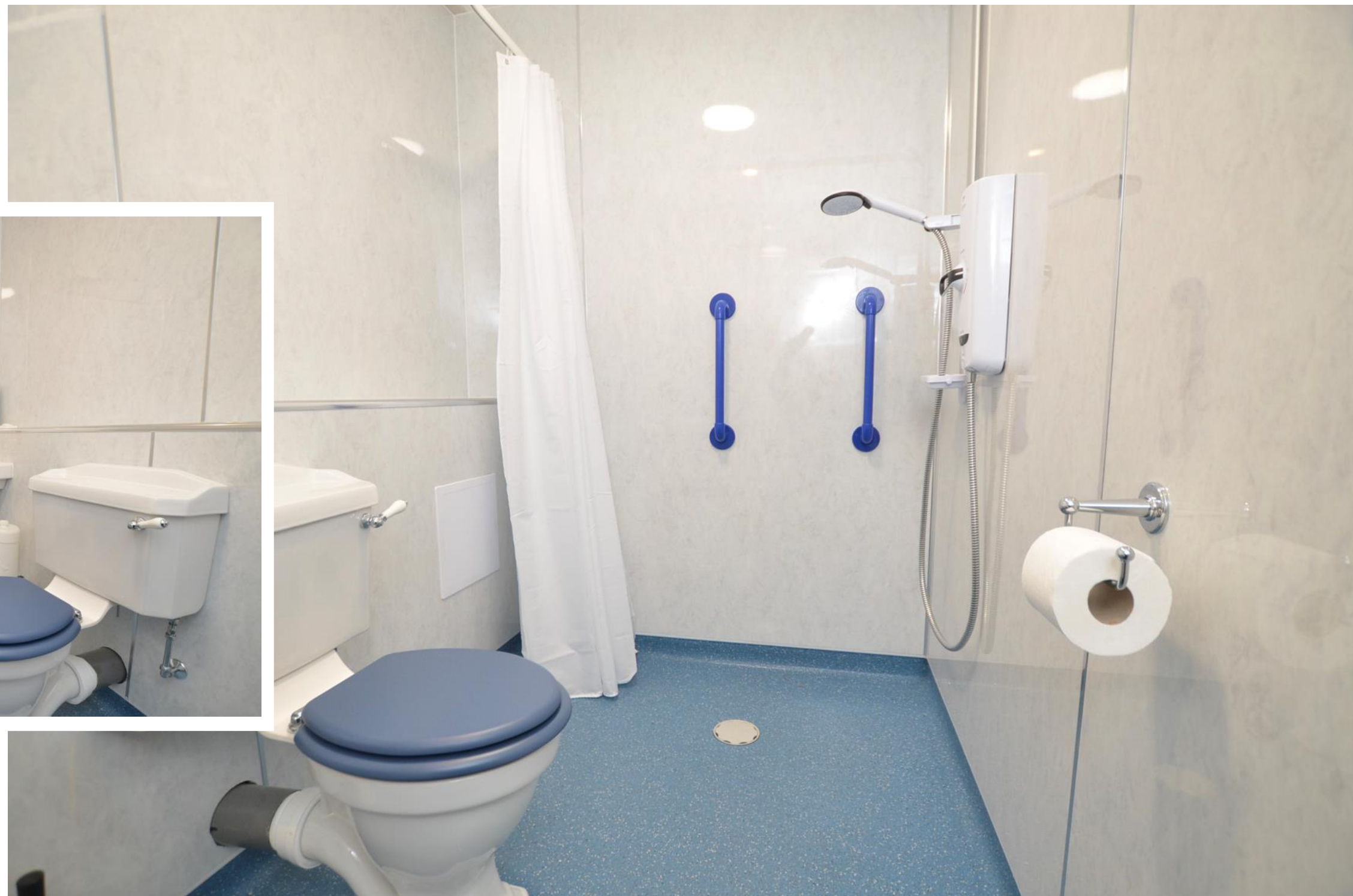
Below: Kitchen



Below: Bedroom



Below: Wet Room

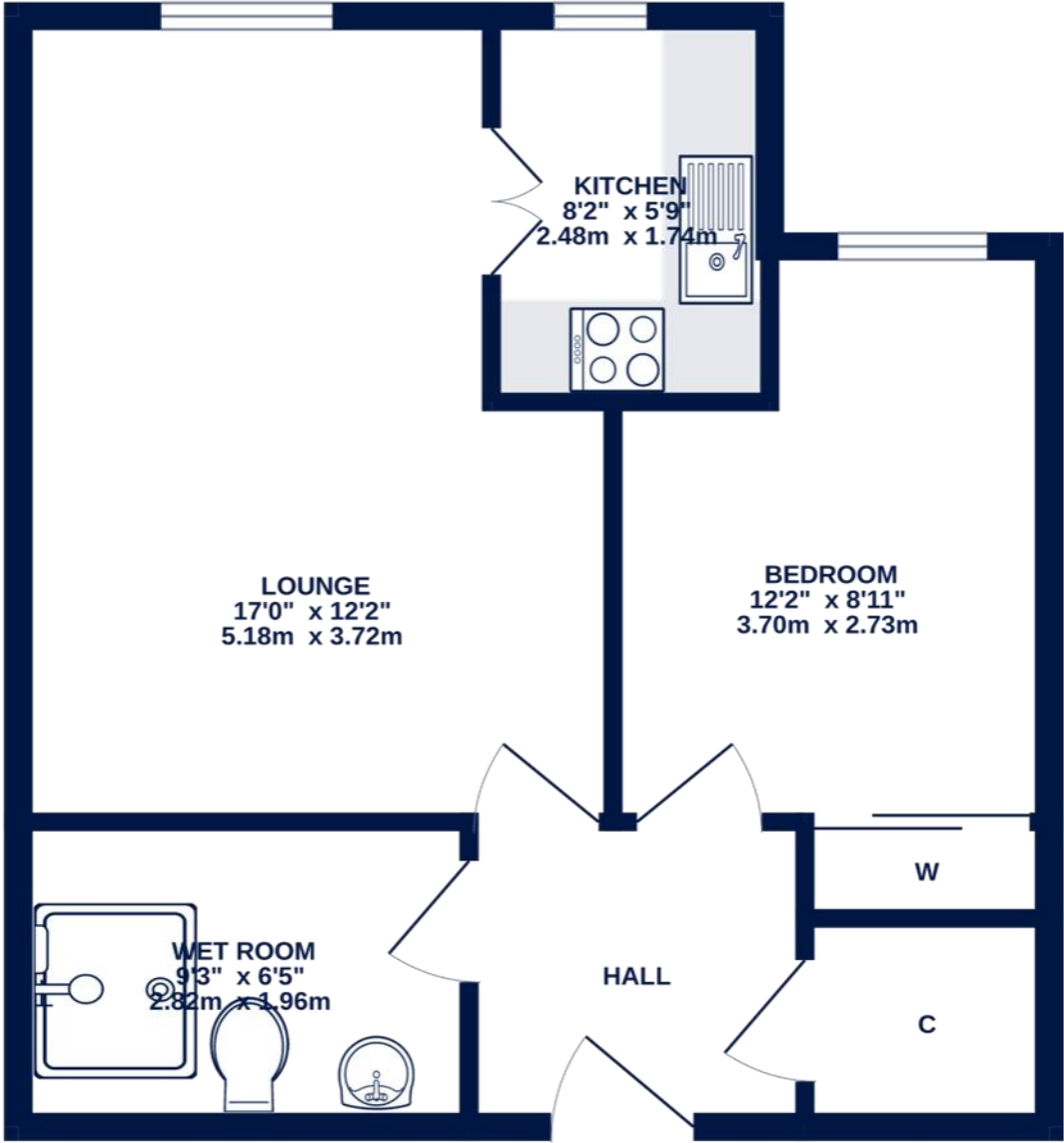


Below: Entrance Hall

Right: Entrance to Flat



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.

Below: Rear Garden



GENERAL REMARKS

Services:

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

EER Rating:

EER: C76

Council Tax:

The property is band A and the amount of council tax payable for 2024/2025 is £1,333.03 .
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.

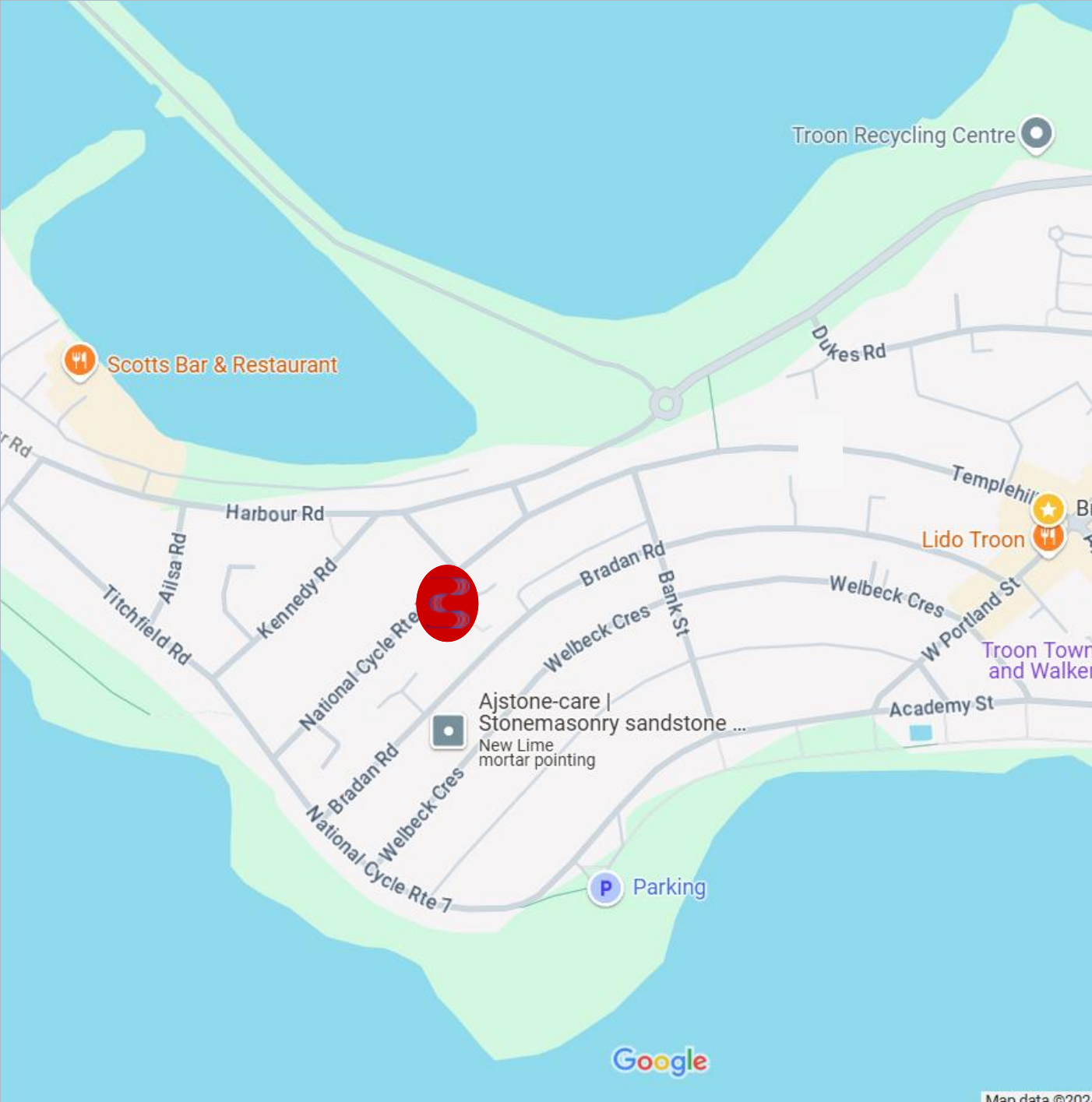
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. This also includes the fireplace located in the living room. 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.



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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 November 2024.