



25 Marchmont Court | Hurlford

Bruach Property are delighted to present to the market this lovely three bedroom bungalow with detached garage. A substantial modern home quietly positioned within Marchmont Court. This semi detached bungalow sits in a good sized plot and has the benefits of all on the level accommodation, a driveway and detached garage. Being a cul-de-sac, Marchmont Court is relatively traffic free and therefore the property would appeal to a variety of purchasers. Viewing is highly recommended.



The property's bright and welcoming L shaped hallway immediately sets the tone, with two convenient cupboards just off to the side. To the front of the property, you will find a good size lounge, which is flooded with natural light from a large, attractive picture window overlooking the front garden. The living room further benefits from having a feature fireplace and gas fire. Moving on to the kitchen this is located to the rear of the property. The kitchen features an array of sleek, coordinating base and wall-mounted units complemented by practical worktop space. The kitchen is equipped with a gas hob, fan oven with grill, sink and space for white goods. A door from the kitchen leads to the rear garden.

The sleeping accommodation consists of three well-appointed bedrooms. The first bedroom, located to the front of the property is the smallest of the three bedrooms. The second bedroom is double bedroom located to the side of the property, benefiting from having built in wardrobes. Bedroom three is located to the rear of the property and is currently used as dining room. Bedroom three further benefits from having built in wardrobes and views of the rear garden.

Completing the accommodation is a spacious shower room boasting a large walk in shower, sink and wc.

This truly is a spacious home, with the added benefits of gas heating and double glazing throughout. The property further benefits from having a detached garage.

The enclosed garden to the front is laid to paving slabs and shrub borders. The rear enclosed garden is laid to paving slabs with mature trees and shrub borders. The rear garden also offers various seating areas to enjoying the summer sunshine. To the side of the property, you will find a large driveway leading to the garage offering off street parking for several vehicles.



Below: Dining Room/ Bedroom Three



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3125

Below: Kitchen



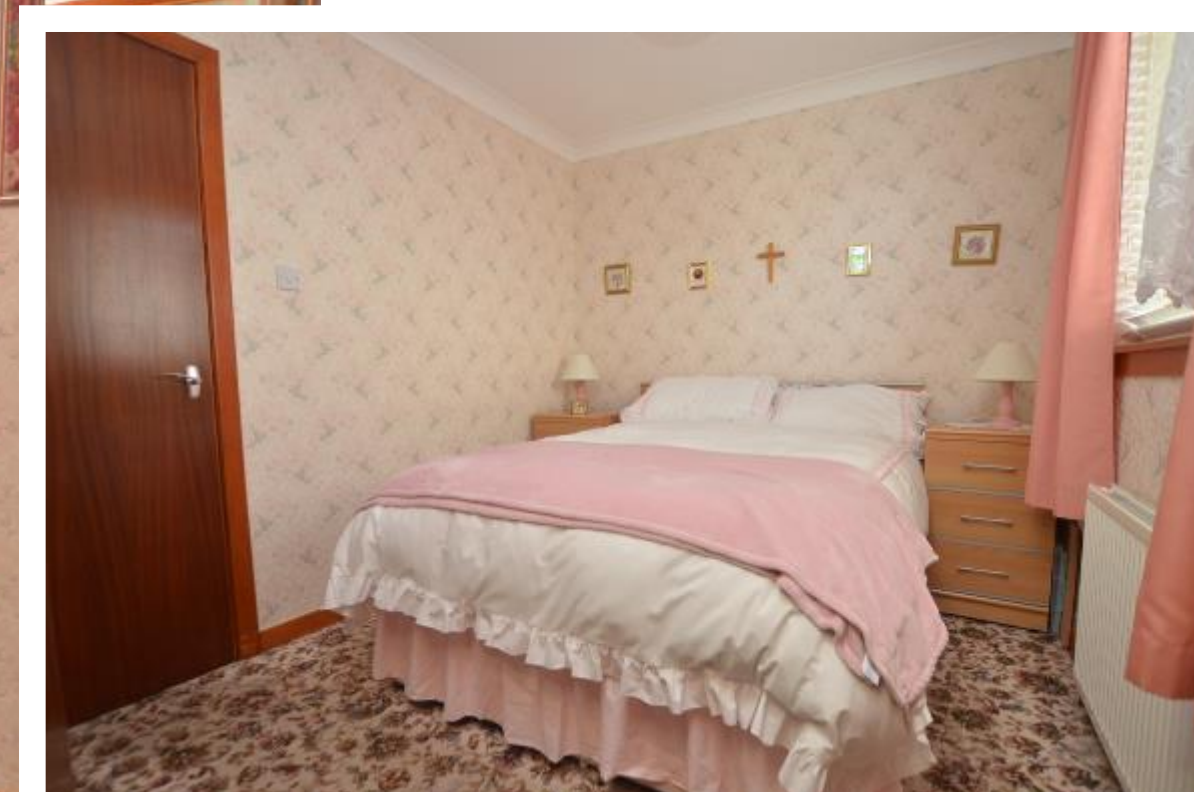
Below: Hallway



Below: Bedroom One



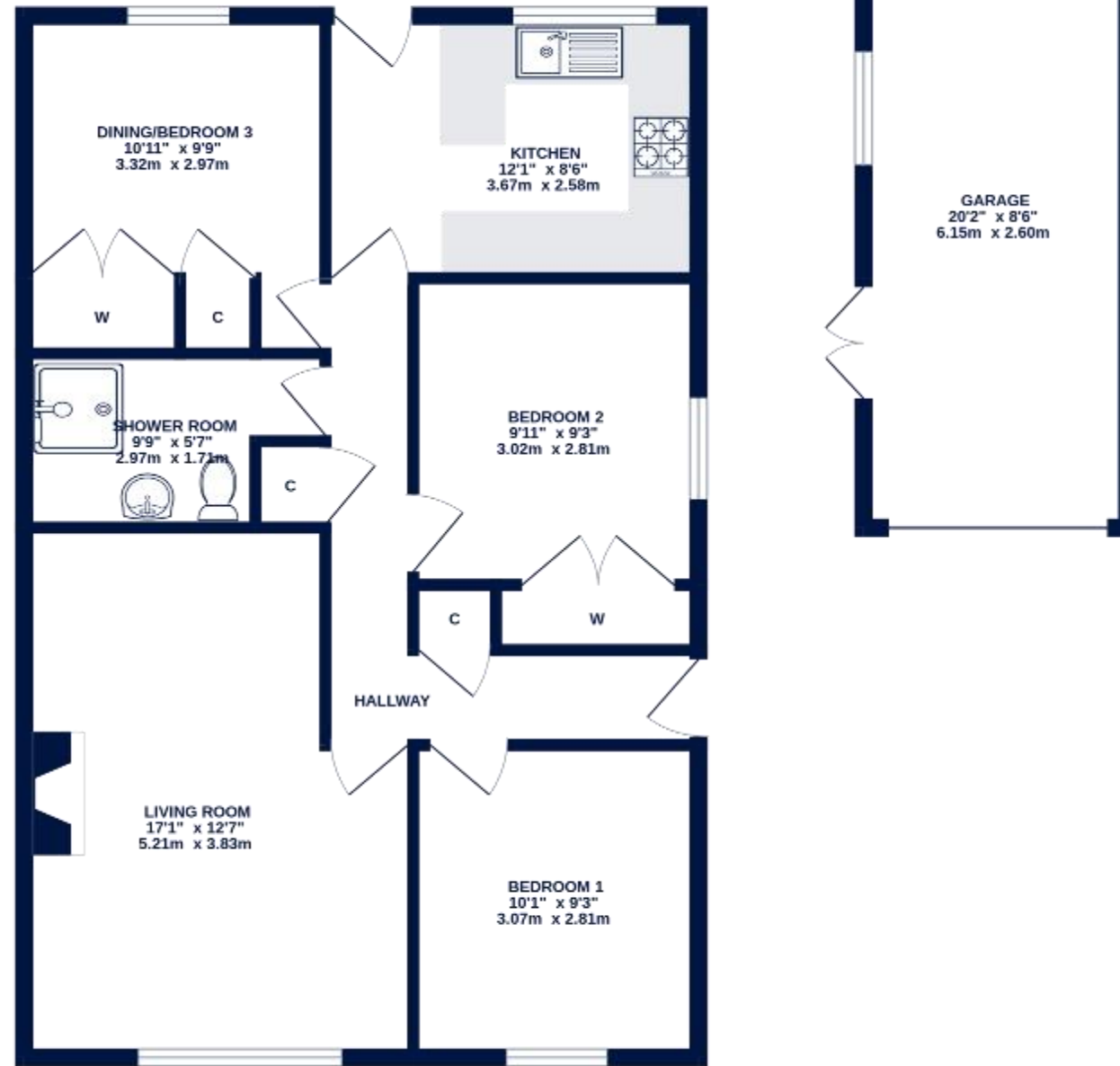
Below: Bedroom Two



Below: Shower Room



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



Below: Front Garden and driveway



GENERAL REMARKS

Services:

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

EER Rating:

EER: C 70

Council Tax:

The property is band D and the amount of council tax payable for 2024/2025 is £2,033.83.
East Ayrshire Council Tel: 01563 554400.

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.

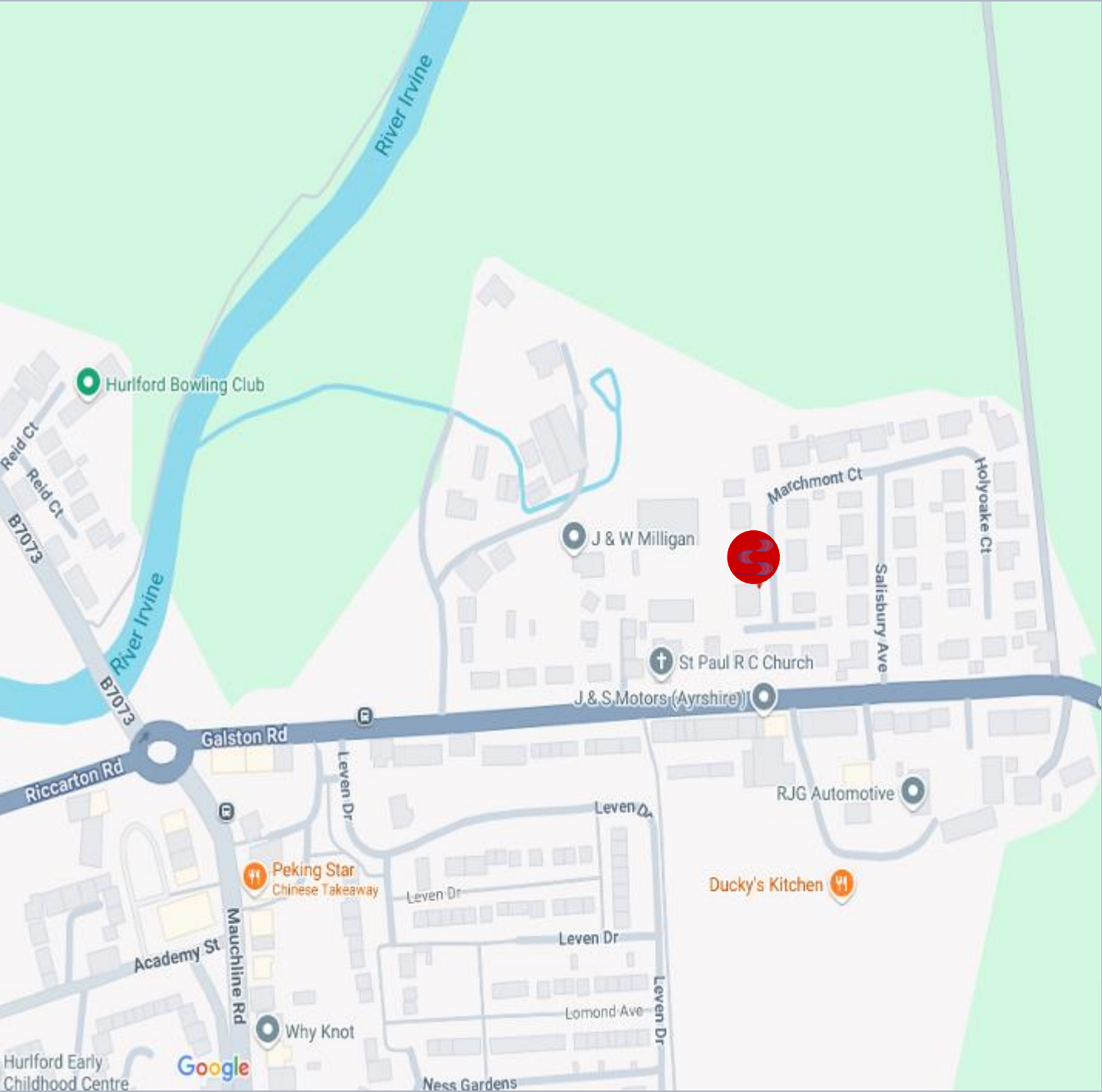
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.





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 January 2025.