



**BRUACH**  
PROPERTY

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**29 WALKER AVENUE | TROON | KA10 6SA**

**OFFERS OVER: £139,000**



## 29 Walker Avenue, Troon

29 Walker Avenue is located in the coastal town of Troon. This walk-in condition end terrace house presents a wonderful opportunity for prospective buyers. Spanning two levels, the property boasts a flexible and functional layout that caters to the needs of a growing family or first-time homeowners. Ideally situated within easy reach of local schools, shopping amenities and beach, this residence is perfectly positioned to provide a comfortable and convenient lifestyle. This home is a must-see, and a viewing is highly recommended to fully appreciate all that it has to offer.



In detail, the accommodation comprises an entrance vestibule that leads to a bright hallway providing access to the ground-floor rooms and stairs to the first floor. Off the hallway, you'll find a front-facing living room that has been freshly decorated to a high standard and allows for a variety of furniture configurations. The modern fitted kitchen is located at the rear of the property and offers space for a dining area. The kitchen is equipped with a range of complementary wall and base units, integrated appliances, including a ceramic hob, fan oven, and space for white goods. An external door from the kitchen leads to the west-facing garden. Completing the ground floor accommodation is a modern bathroom, which is fitted with a bath with an over-bath shower, a sink, and a W.C.

Stairs from the ground floor lead to a spacious landing, which provides access to three double bedrooms and a separate toilet. At the front of the property, you will find a large double bedroom offering views to the front. At the rear, there are two further double bedrooms, both offering views across the rear garden. Completing the accommodation on the first floor is a toilet located off the landing.

The property further benefits from new double glazing and gas central heating. There is also potential to add a fourth bedroom in the loft space, subject to the necessary planning consents.

The rear garden is extensive, mostly laid to decorative stone chips, with a small patio area that is perfect for outdoor dining. To the front of the property, there is an enclosed garden with shrub borders and paving. The property also benefits from a large driveway that provides parking for several vehicles. The driveway at the side of the building leads to a large timber garage and a paved area for additional off-street parking.



Below: Hallway



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01292 690940  
or  
Email: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
Ref No. : BRU3128



Below: Kitchen



Below: Bathroom





Below: Bedroom One



Below: Bedroom Two





Below: Bedroom Three



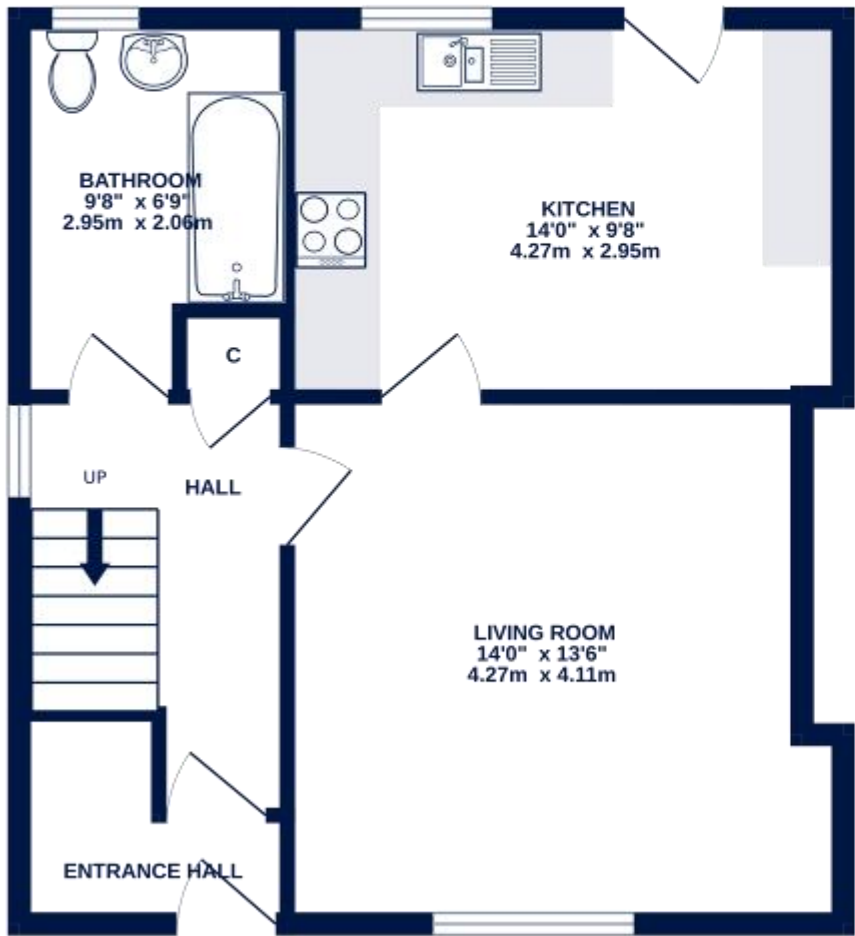


Below: Rear Garden

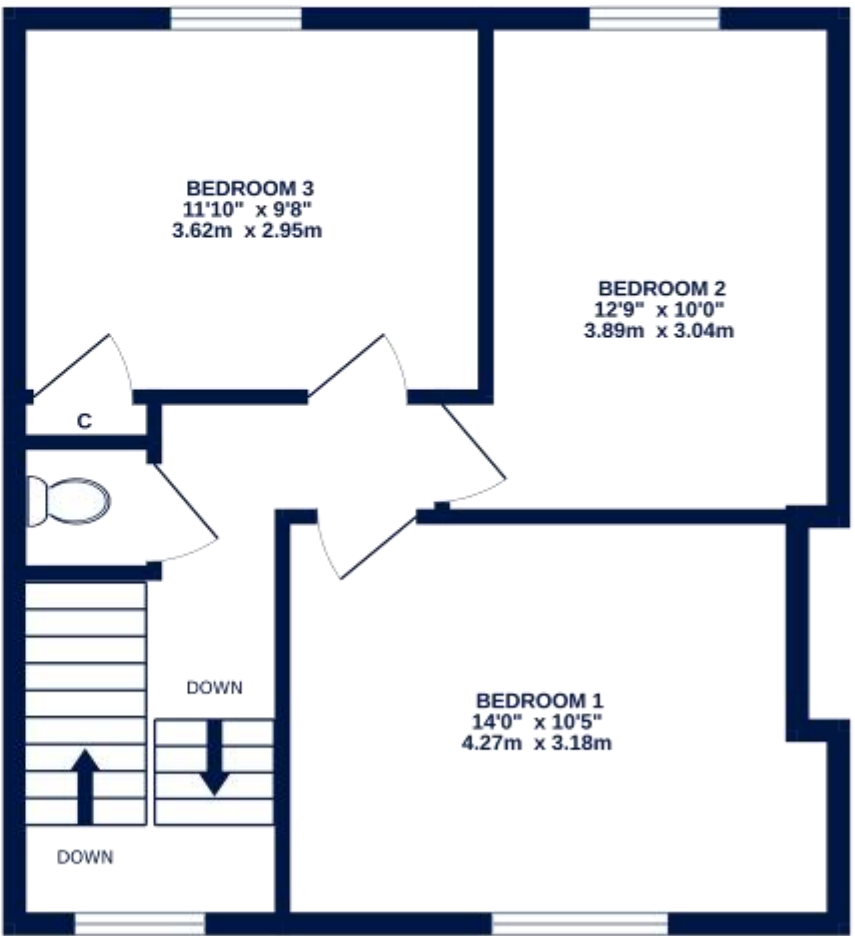




GROUND FLOOR



1ST FLOOR



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

**EER Rating:**  
EER: D(67)

**Council Tax**  
The property is band C and the amount of council tax payable for 2024/25 is £1,928.71.  
South Ayrshire Council Tel: 0300 123 0900.

**Viewing:**  
Strictly by appointment with Bruach Property Ltd ,1 Templehill, Troon, Ayrshire, KA10 6BQ  
Tel:01292 690940 or Email: troon@bruachproperty.com

**Possession:**  
Vacant possession and entry will be given on completion.

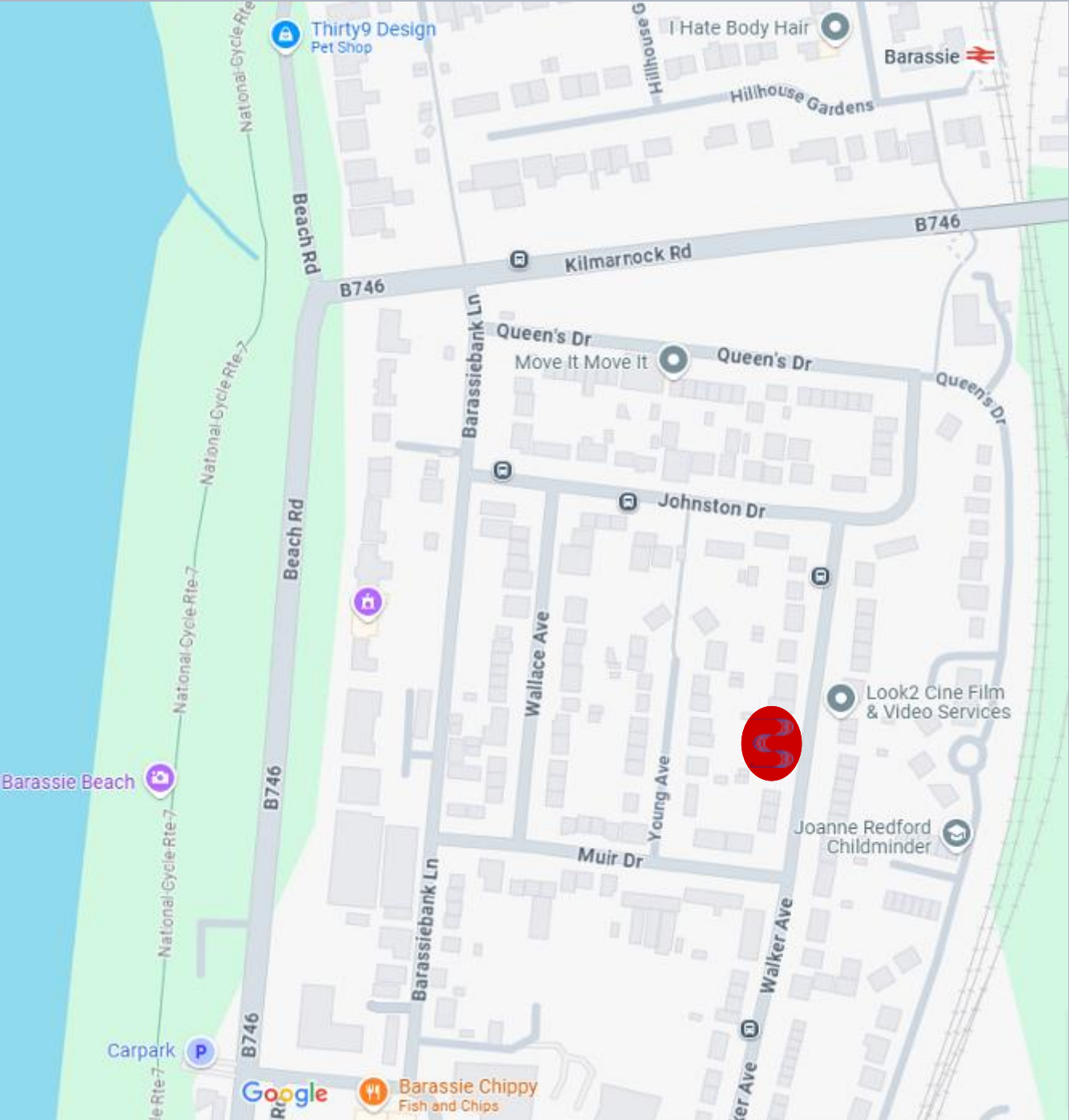
**Offers:**  
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal 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 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](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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### GIRVAN

**31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU**

**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01465 715 065 | F: 01465 238002**

### TROON

**1 Templehill | Troon | South Ayrshire | KA10 6BQ**

**E: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
T: 01292 690940 | F: 01292 737 570**

#### 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 March 2025