



10 Logan Drive, Troon

10 Logan Drive is located in the centre of Troon, this well presented two bedroom top floor flat offers generous living accommodation, ideal for first time buyers or those looking to downsize. The property boasts a spacious interior complemented by a large attic space with the opportunity to further develop subject to the appropriate consents. Conveniently situated close to the town centre, local schools, and the train station, it combines comfort with excellent connectivity. This charming home is a must see. Early viewing is highly recommended to fully appreciate everything it has to offer.



This well-presented property comprises a welcoming entrance hallway with stairs leading to the upper level, which provides access to all apartments. To the front of the property is a spacious and bright living room, enjoying open views across Logan Drive. This room offers flexible furniture arrangements and is enhanced by a charming feature fireplace, creating a warm and inviting atmosphere. Adjacent to the living room is the well-appointed fitted kitchen, located at the rear of the property. It boasts a range of base and wall-mounted units with coordinating worktops, an inset stainless steel bowl sink, integrated oven, gas hob, and ample space for white goods. A rear-facing window allows for pleasant views over the rear garden.

The sleeping accommodation consists of two generously sized double bedrooms. The first is located at the front of the property and benefits from a window overlooking Logan Drive. The second double bedroom is positioned to the rear, offering views of the garden and featuring a built-in wardrobe for added convenience. Completing the accommodation is the family bathroom, fitted with a WC, wash hand basin, bath, and an over-bath shower.

Further benefits include gas central heating, double glazing throughout, and a substantial attic space offering the potential for further development, subject to the appropriate consents.

To the side of the property you will find a large driveway providing off street parking. To the rear of the property you will find a communal drying green and a paved area of garden offering outdoor space to enjoy the summer sunshine.



Below: Hallway



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690940
or
Email: troon@bruachproperty.com
Ref No. : BRU3131

Below: Kitchen



Below: Bathroom Right: Hallway



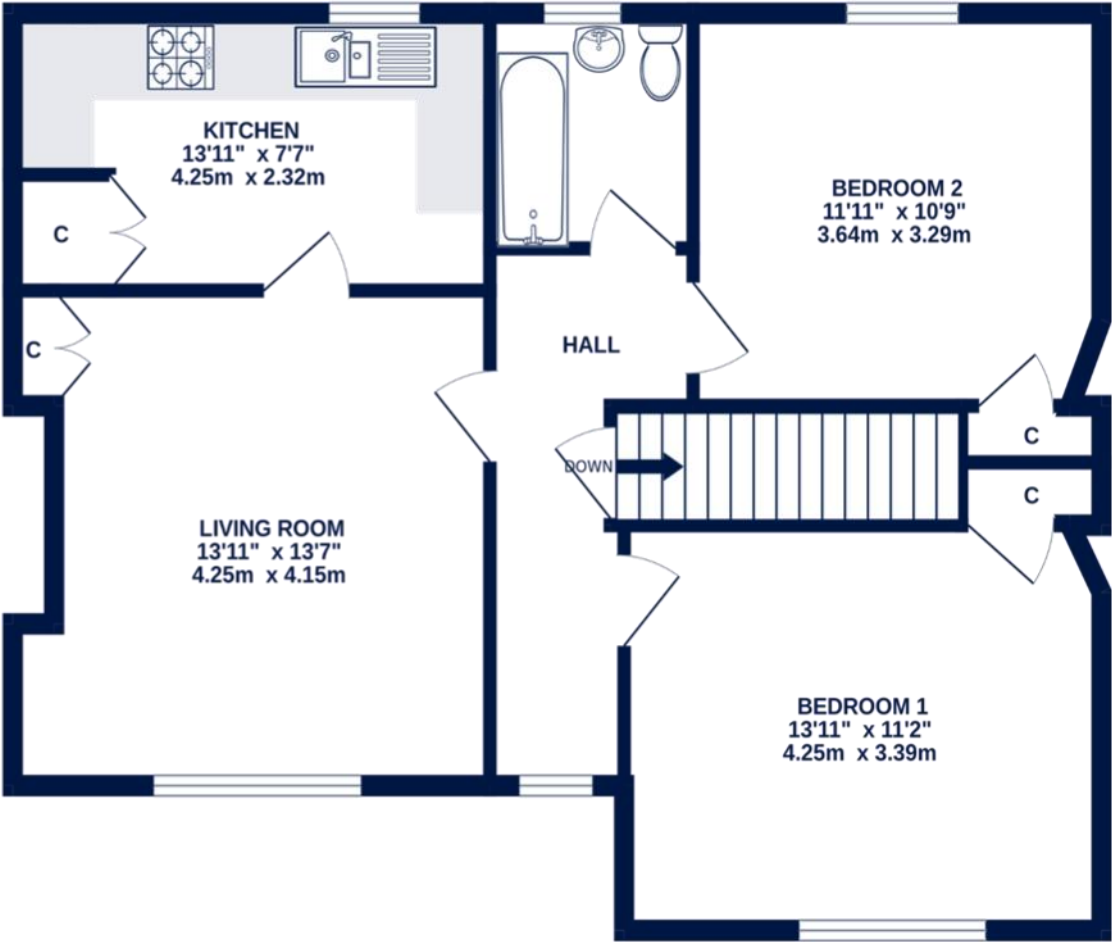
Below: Bedroom One



Below: Bedroom Two



FIRST 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: C71

Council Tax

The property is band B and the amount of council tax payable for 2025/26 is £1,687.62 .
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.

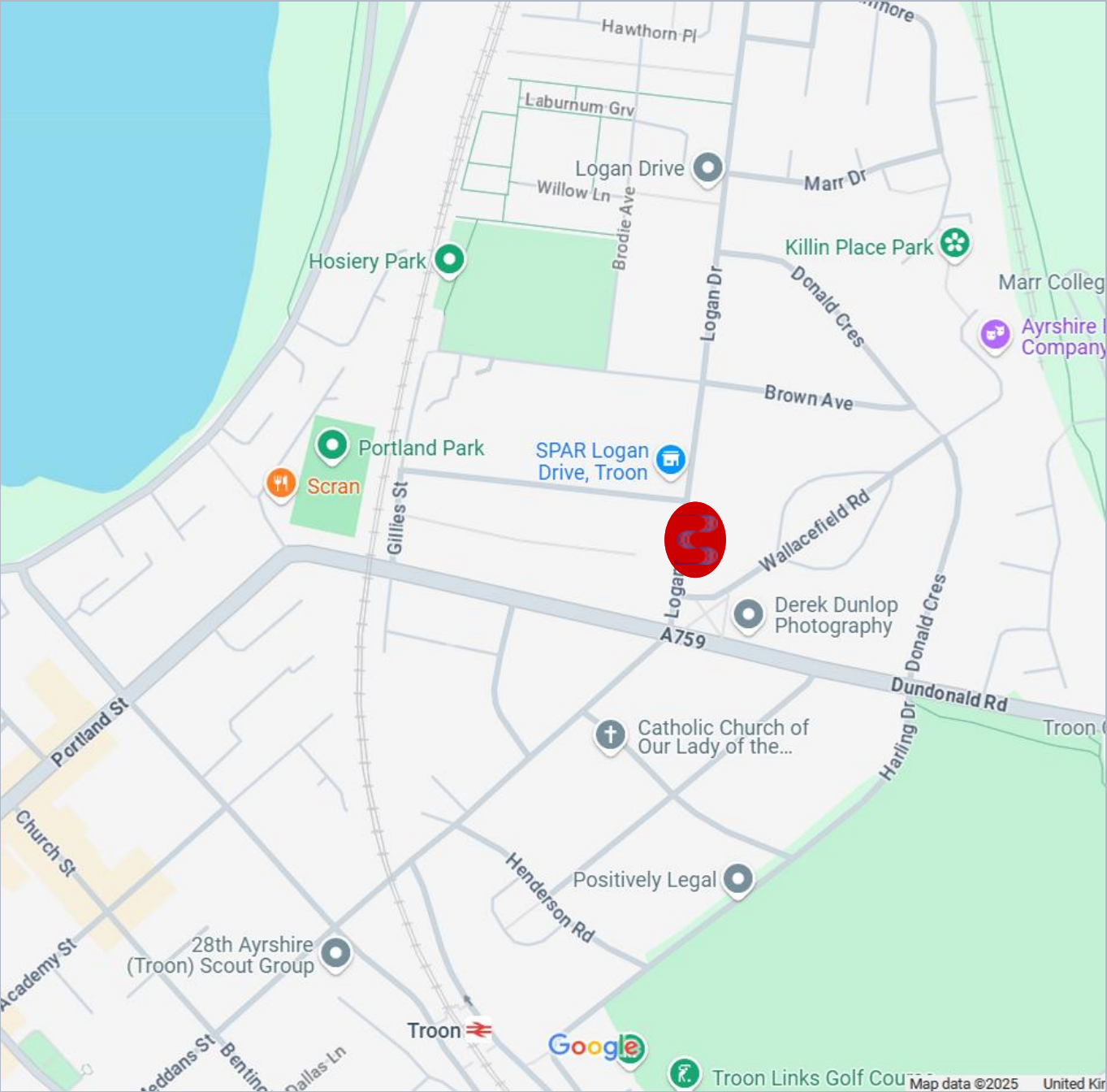
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

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 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.

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