



8D Bank Street, Troon

Bruach Property are delighted to present to the market this beautifully presented two-bedroom top floor flat at 8D Bank Street, ideally located in the heart of Troon. This superb flat is finished to a high standard throughout and offers bright, spacious living in a prime central location. A key feature of the property is access to a private rear garden, an exceptional bonus for a top floor apartment. Situated just moments from the seafront, the flat is within walking distance of a wide range of local amenities, including shops, supermarkets, Troon train station, leisure facilities such as the swimming pool, and some of Scotland's most renowned golf courses. Offered to the market in true walk-in condition, this is a fantastic opportunity for first-time buyers, downsizers, or investors.



Accessed via a well-maintained communal entrance with staircase, the flat is located on the top floor and is presented in true walk-in condition. Upon entering the property, a welcoming hallway provides access to all main apartments.

The spacious living room is positioned to the front of the property and offers flexible space for a variety of furniture layouts. Two large windows allow for an abundance of natural light and offer pleasant views over Bank Street, creating a bright and airy living environment.

The modern kitchen, located to the rear, is fitted with a range of stylish wall and base units, complemented by coordinating worktops and tiled splashbacks. There is ample space for white goods, making it a practical and well designed cooking space.

The sleeping accommodation comprises two generously sized bedrooms. Bedroom one is a front-facing single room, ideal as a guest bedroom, nursery, or home office. Bedroom two is a spacious double room located to the rear, benefitting from a large adjacent storage area, ideal for wardrobes or additional utility use.

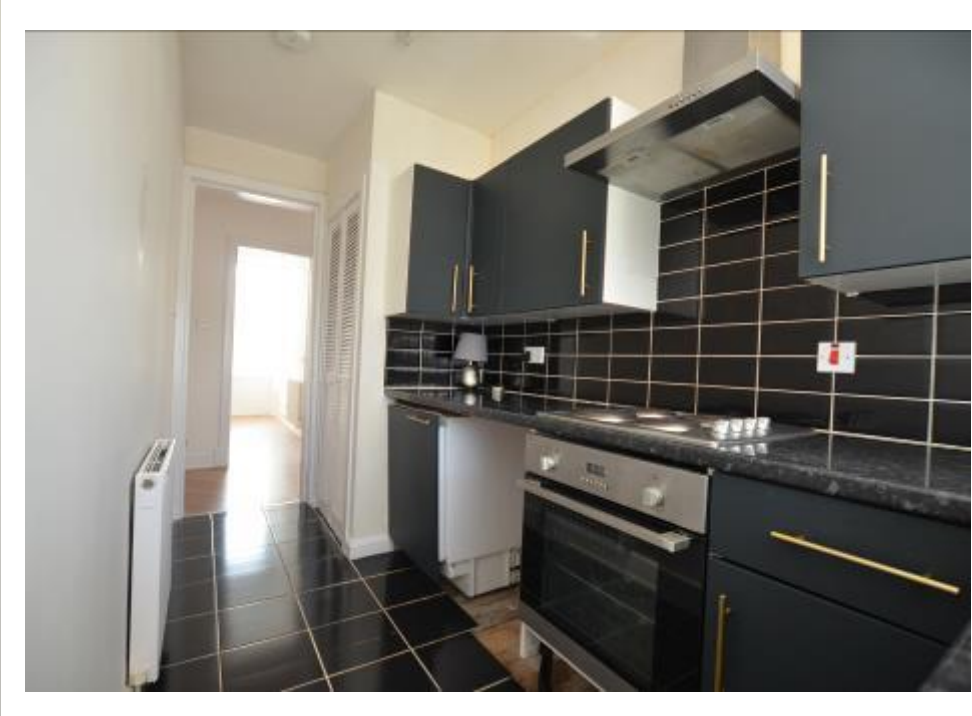
The contemporary bathroom completes the accommodation and is fitted with a three-piece suite including a bath with overhead shower, WC, and wash hand basin with vanity unit, all finished with tiling and modern fixtures.

Externally, the flat boasts access to a beautifully maintained rear garden. This outdoor space includes a paved patio with potted plants, a concrete seating area, and a communal drying green perfect for relaxing or entertaining. Additionally, a parking area is available in the adjacent garden, accessed directly from Bank Street, adding convenience for residents.

Further benefits include gas central heating and double glazing throughout, ensuring warmth and all year round.



Below: Kitchen



Below: Hallway



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690940
or
Email: troon@bruachproperty.com
Ref No. : BRU3138

Below: Bedroom One



Below: Bedroom Two



Below: Bathroom



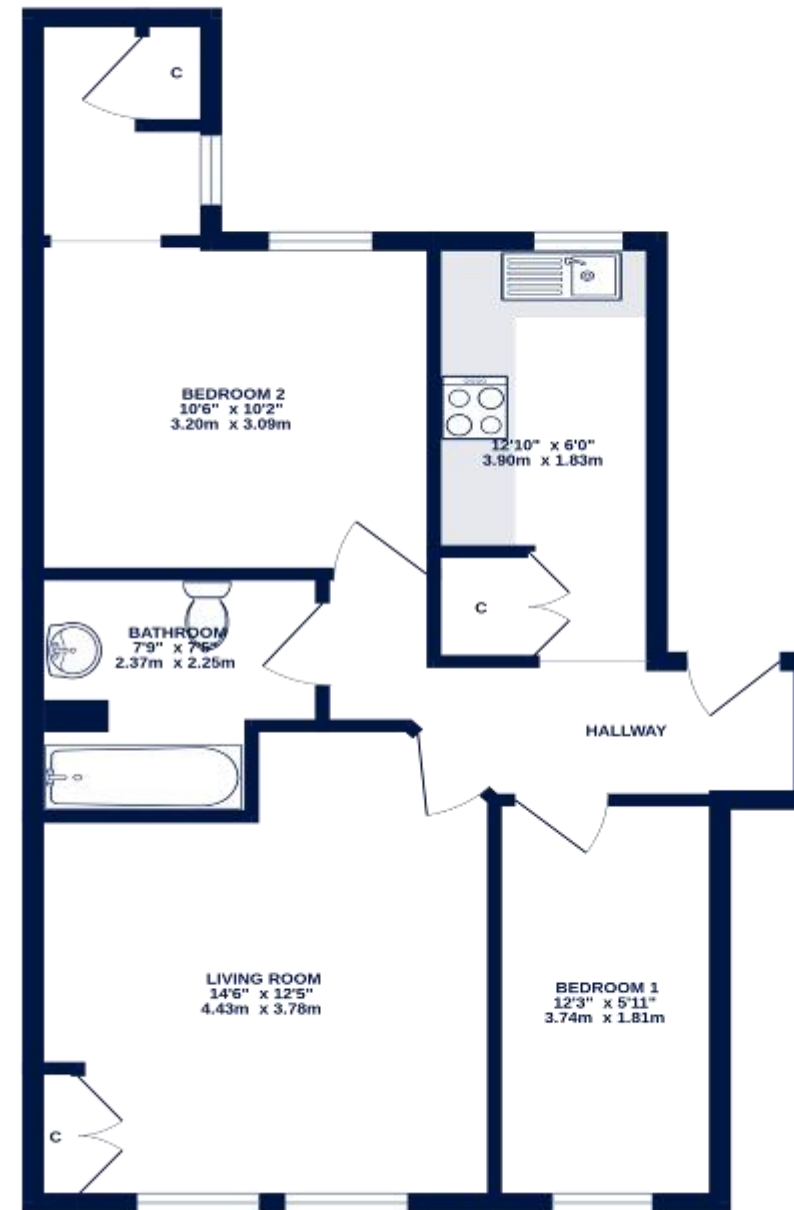
Below: Communal Entrance Hall



Below: Garden



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: Garden



Below: Views from promenade



GENERAL REMARKS

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

EER Rating:
EER: C70

Council Tax:
The property is band B and the amount of council tax payable for 2025/2026 is £1,687.62.
South Ayrshire Council Tel: 0300 123 0900.

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

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

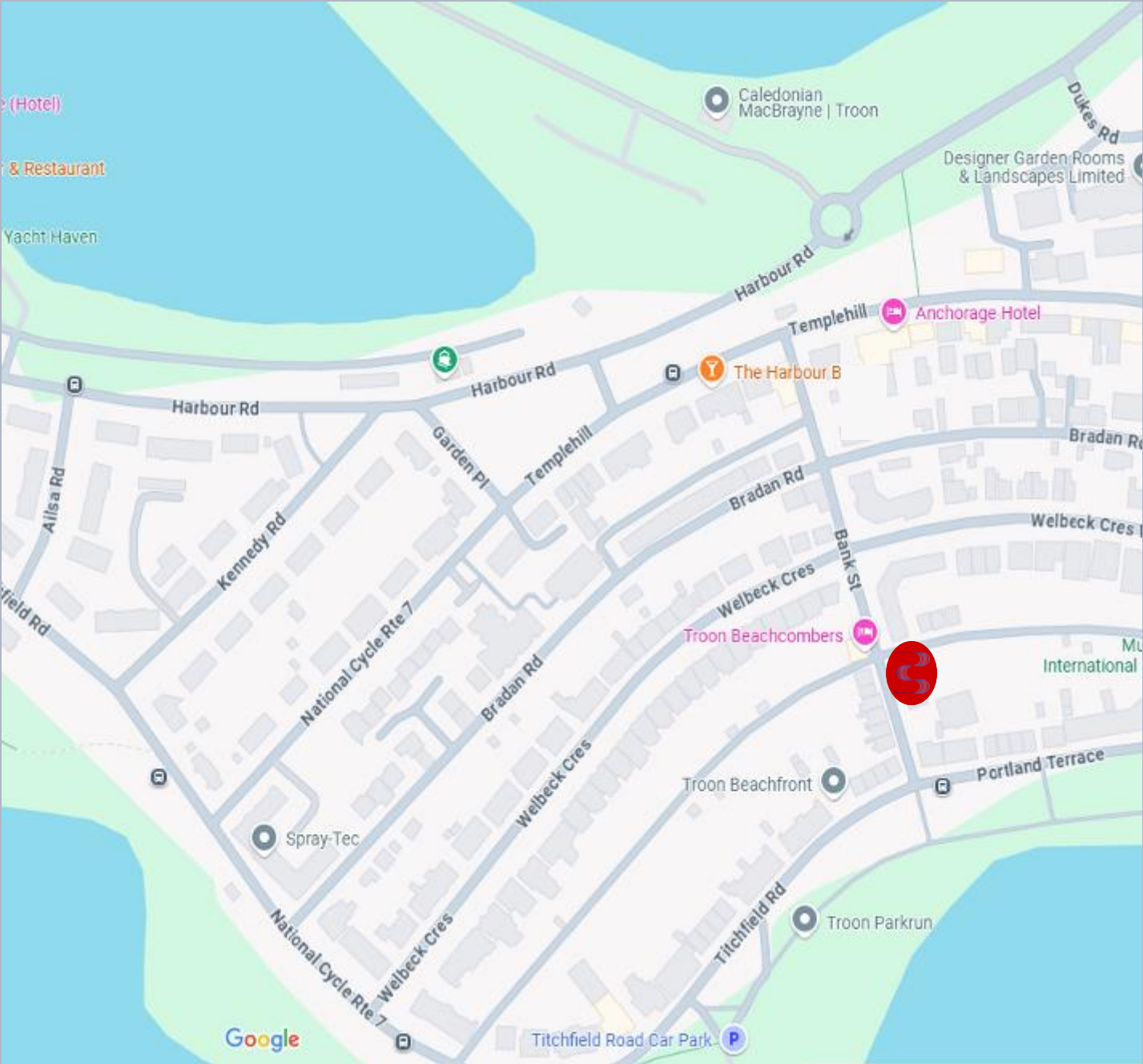
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note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

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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 June 2025.