



24B Bradan Road, Troon

Bruach Property are delighted to present to the market 24B Bradan Road, Troon, a well presented, ground floor, one bedroom flat ideally located just a five minute walk from the town centre and seafront. This charming property offers convenient, all on the level accommodation and has been freshly decorated throughout in a neutral palette, providing a bright and welcoming interior. A further benefit is the provision of off-street parking and small front garden, a rare and valuable feature for the area. Whether you're a first-time buyer, looking for a buy to let investment, or seeking a comfortable retirement property, 24B Bradan Road is a fantastic opportunity. Early viewing is highly recommended to fully appreciate all this home has to offer.



The accommodation is accessed via its own private UPVC front door, leading into a bright entrance hall that features a large storage cupboard housing the electrics. From the hallway, you are welcomed into a generously sized, front-facing living room.

This well-proportioned space benefits from a large window offering views over the front garden and is finished with neutral décor and stylish laminate flooring. From here, access is provided to both the kitchen and the rear hall.

The modern kitchen offers a good range of wall and base units with complementing work surfaces, along with space for white goods and a freestanding cooker. A large built-in cupboard provides excellent additional storage and would serve well as a pantry.

The inner hallway leads to the bathroom, which has been newly fitted and features a bath with overhead electric shower, WC, and a modern round sink. The bathroom also includes a generous storage cupboard.

To the rear of the property, the spacious double bedroom enjoys a peaceful outlook, with a rear-facing window and laminate flooring continuing the clean, modern feel.

The property further benefits from gas central heating and double glazing throughout. Off-road parking is available to the rear of the property, adding to the overall convenience of this attractive home.

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 swimming, kite and windsurfing. Beautiful walks, cycling paths and play parks.



Below: Living Area



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690940
or
Email: troon@bruachproperty.com
Ref No. : BRU3144

Below: Kitchen



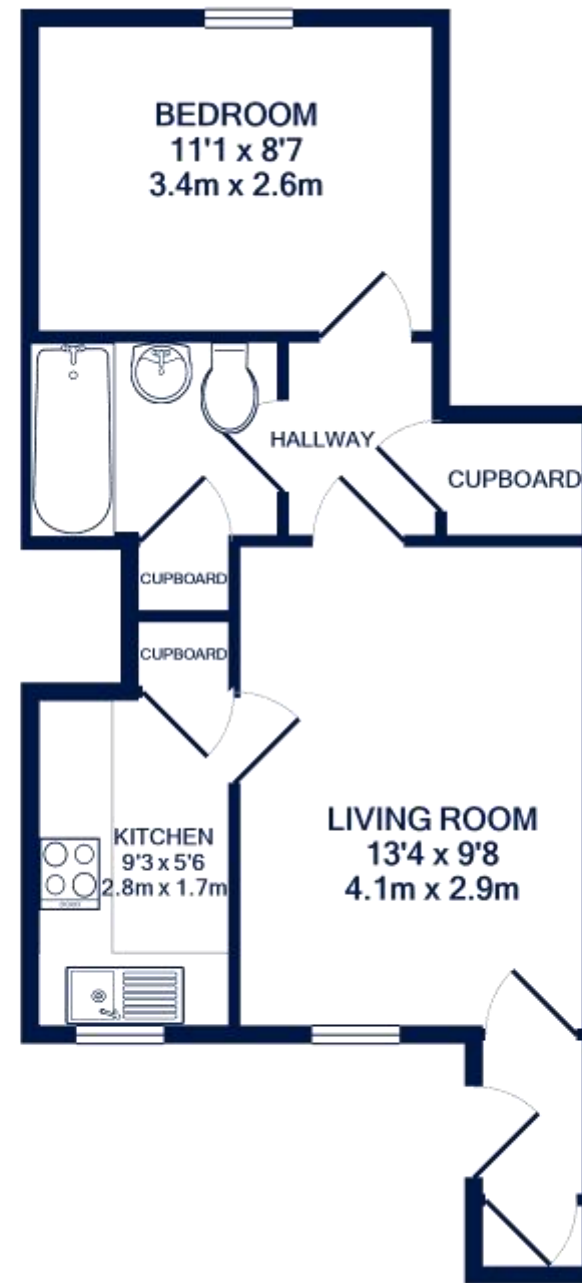
Below: Bedroom



Below: Bathroom



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: C76

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.

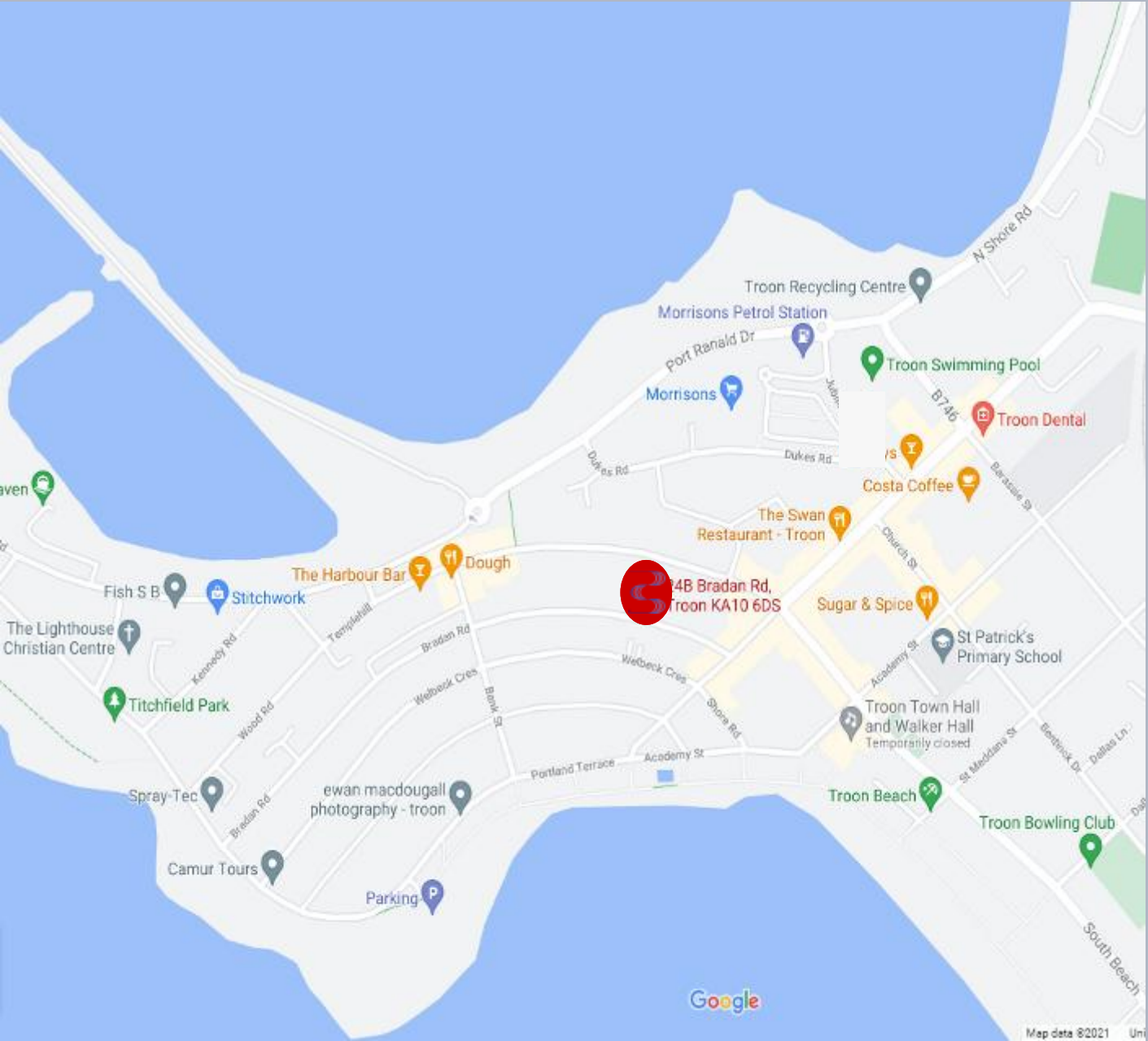
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

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 June 2025.