



2 Reedloch Drive, Troon

Bruach Property are delighted to present this spacious three-bedroom detached family home with garage, located in a quiet and sought-after area of Troon. This well proportioned property represents an excellent opportunity for families, offering generous living space with the potential to extend further (subject to the appropriate consents). Situated within walking distance of local amenities and primary schools, the home also benefits from excellent transport links, making it ideal for commuters. Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic property has to offer.



Upon entering, you are welcomed by an inviting hallway with a modern shower room off, providing convenience for guests and family alike. The hallway leads into a bright and spacious living room, which enjoys an abundance of natural light from a large front facing window. The layout allows for various furniture configurations and creates a warm and comfortable family space. Flowing seamlessly from the living room is the dining room, which benefits from views across the rear garden and direct access via sliding glass doors to a south facing patio, ideal for outdoor dining and summer entertaining. The well appointed kitchen features streamlined work surfaces, a range of base and wall units, a gas hob with fan oven and extractor hood, integrated dishwasher, and space for additional white goods.

On the upper floor you will find a bright landing providing access to three bedrooms and bathroom. Bedroom one is a double room offering views across the rear garden. Bedroom Two is the largest of the three bedrooms and benefits from a large built in wardrobe. The third bedroom is single room with storage cupboard and views across the front garden. The fully tiled bathroom with over bath shower, is both functional and a place to relax!

The property benefits from gas central heating and double glazing throughout.

To the rear, the generous garden includes a large detached garage, expansive lawn, mature shrub borders, mature trees, and a south facing patio, a perfect sun trap for entertaining or relaxing. The front garden is attractively landscaped with a lawn, and a large driveway offering parking for several vehicles.

Troon is a highly desirable coastal town offering a wide range of amenities, including supermarkets, restaurants, hotels, professional services, and excellent recreational facilities. The town is famed for its golf, being home to eight courses, including the prestigious Royal Troon, host of The Open Championship. With two beautiful beaches, a yacht marina, and opportunities for sailing, windsurfing, and kite surfing, Troon offers an exceptional lifestyle for outdoor enthusiasts. Scenic coastal walks, cycle routes, and play parks are all within easy reach.



Below: Hallway



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690940
or
Email: troon@bruachproperty.com
Ref No. : BRU3140

Below: Dining Room



Below: Kitchen



Below: Bathroom



Below: Upper Landing



Below: Bedroom One



Below: Bedroom Two



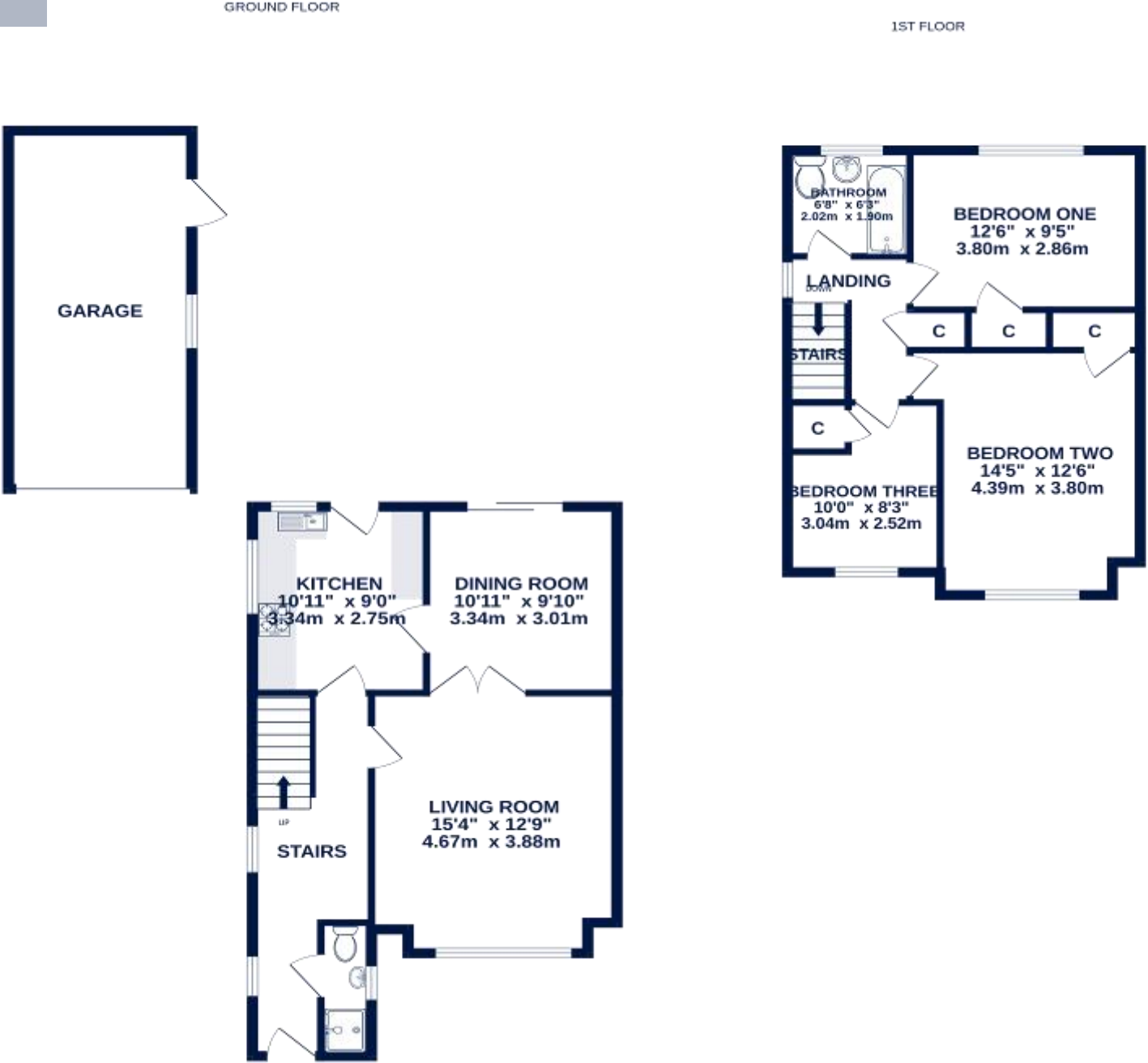
Below: Bedroom Three



Below: Rear 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 operabil-



Below: Front 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(64)

Council Tax

The property is band E and the amount of council tax payable for 2025/26 is £2,795.84 .
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.

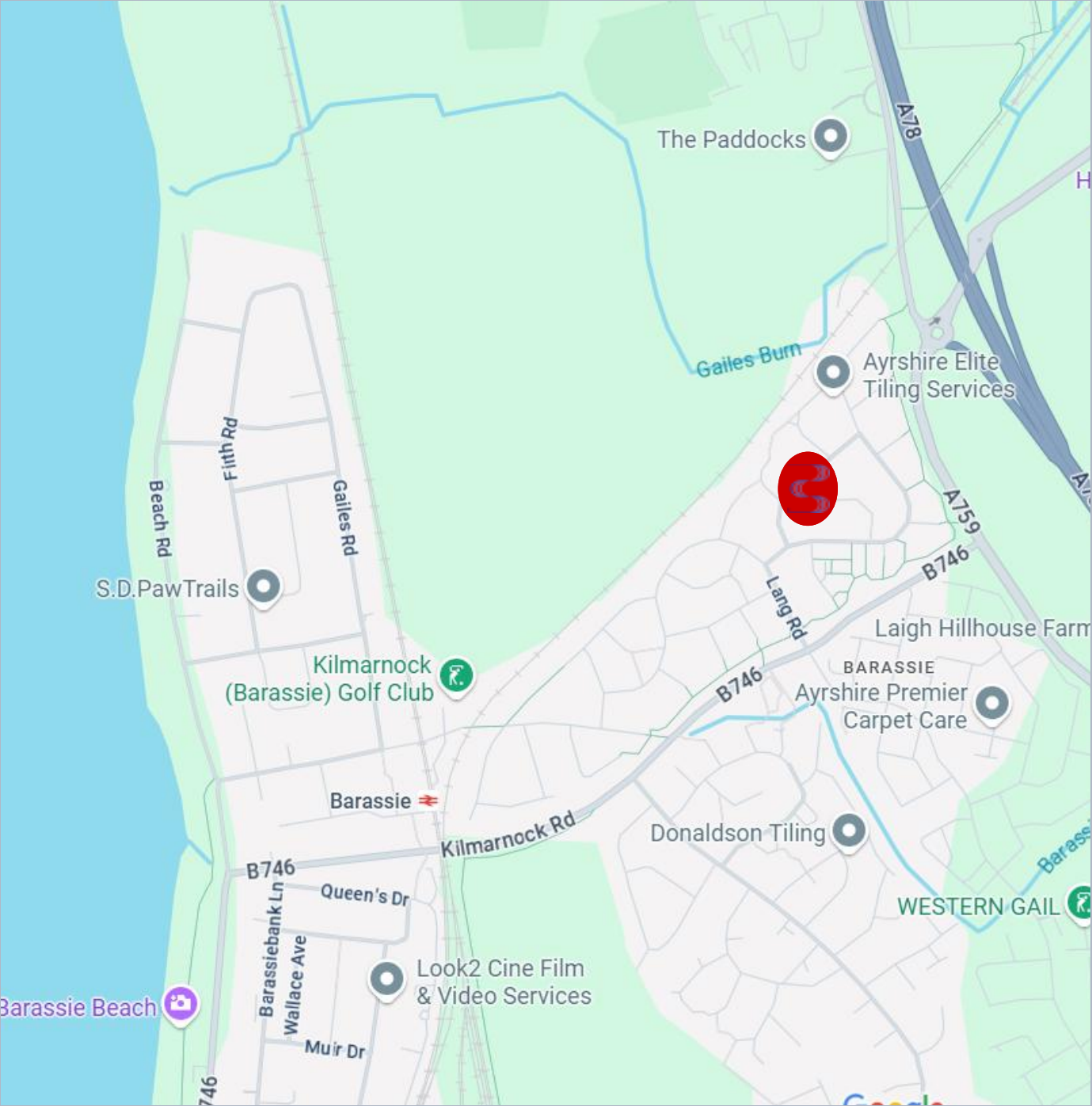
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

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.



Below: Barassie Beach





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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GIRVAN

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

**E: info@bruachproperty.com
T: 01465 715 065 | F: 01465 238002**

TROON

1 Templehill | Troon | South Ayrshire | KA10 6BQ

**E: 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 July 2025