



21 Milton Crescent, Troon

Situated in the tranquil and sought-after Milton Crescent area of Troon, this lovely two bedroom bungalow offers the perfect blend of modern comfort with lovely garden outlooks. Being a cul-de-sac, 21 Milton Crescent is relatively traffic free and therefore the property would appeal to a variety of purchasers. Upon approach, the home's substantial, all on the level and attached garage immediately catch the eye, hinting at the spacious and convenient layout that awaits within. Truly, this is a rare opportunity to acquire a stunning, low maintenance home in a highly desirable location, a must see for any discerning buyer.



The property's bright and welcoming entrance hall immediately sets the tone, creating a warm and inviting first impression. A convenient storage cupboard is located adjacent to the shower room, offering ample space to neatly tuck away coats, shoes, and other everyday items. This thoughtful layout ensures the hallway remains uncluttered and organised. Stepping into the spacious, rear facing lounge, one is struck by the abundance of natural light flooding the room from the large windows overlooking the rear garden. The generous dimensions of this living area allow for a versatile layout, accommodating a variety of furniture configurations to suit individual needs. Just off the living area to the right, you'll find a modern kitchen. Featuring coordinating base and wall mounted units in a neutral tone, the kitchen provides ample storage and workspace, complemented by practical worktops. It includes space for a free-standing cooker and white goods, while a stainless steel sink adds both functionality and aesthetic appeal. An external door offers direct access to the rear garden.

The sleeping accommodation comprises two well appointed bedrooms, each with its own unique charm. The largest bedroom, situated at the front of the property, boasts built-in wardrobes with sliding doors and offers picturesque views over the garden, an ideal sanctuary for rest and relaxation. Bedroom two, also located at the front, enjoys similar garden views. Completing the accommodation is a spacious, modern shower room, fitted with a shower enclosure, wash basin with vanity unit, and WC. An ideal space to unwind after a long day.

Enhancing the property's appeal are gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Externally, the home continues to impress. The front garden features decorative stone chips, creating a welcoming and well-maintained entrance. The enclosed rear garden is laid to lawn, paved patio area and bordered by mature shrubs and flowers, with various seating areas that provide perfect spots to enjoy the summer sunshine. A large driveway to the side of the property leads to the attached garage, offering generous parking and additional storage solutions.



Below: Living Room



Below: Entrance Hall



Below: Kitchen



Below: Kitchen



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3143

Below: Bedroom One



Below: Bedroom Two



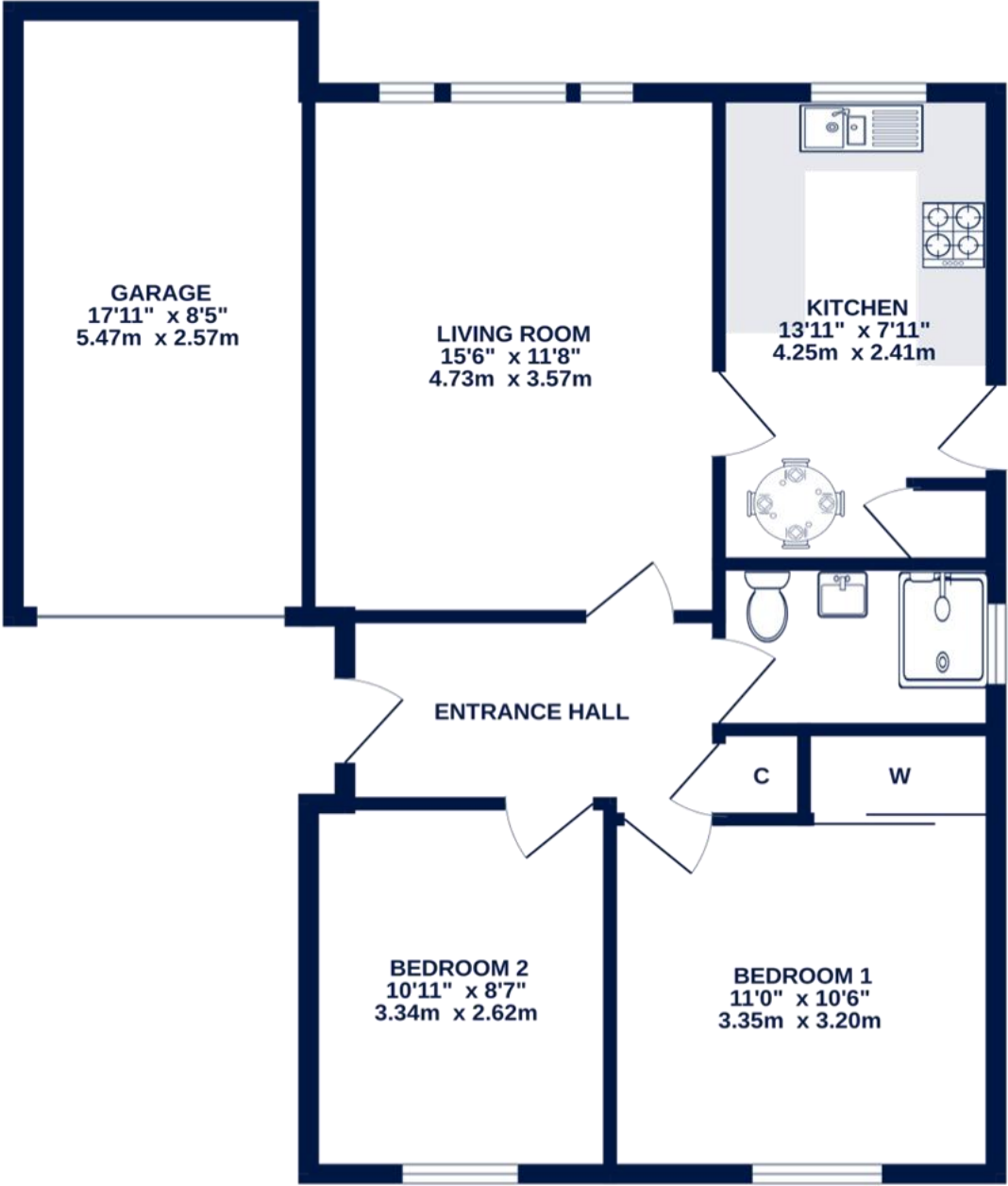
Below: Shower room



Below: Front of Property



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: Rear Garden



GENERAL REMARKS

Services:
The property has mains water and electricity. Heating is by gas central heating. The property windows are double glazed.

EER Rating:
EER: C(70)

Council Tax:
The property is band E and the amount of council tax payable for 2025/2026 is £2,795.84.
South Ayrshire Council Tel: 0300 123 0900.

Viewing:
Strictly by appointment with Bruach Property Ltd , 31 Dalrymple Street. Girvan, KA26 9EU
Tel:01465 715 065 or Email girvan@bruachproperty.com

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

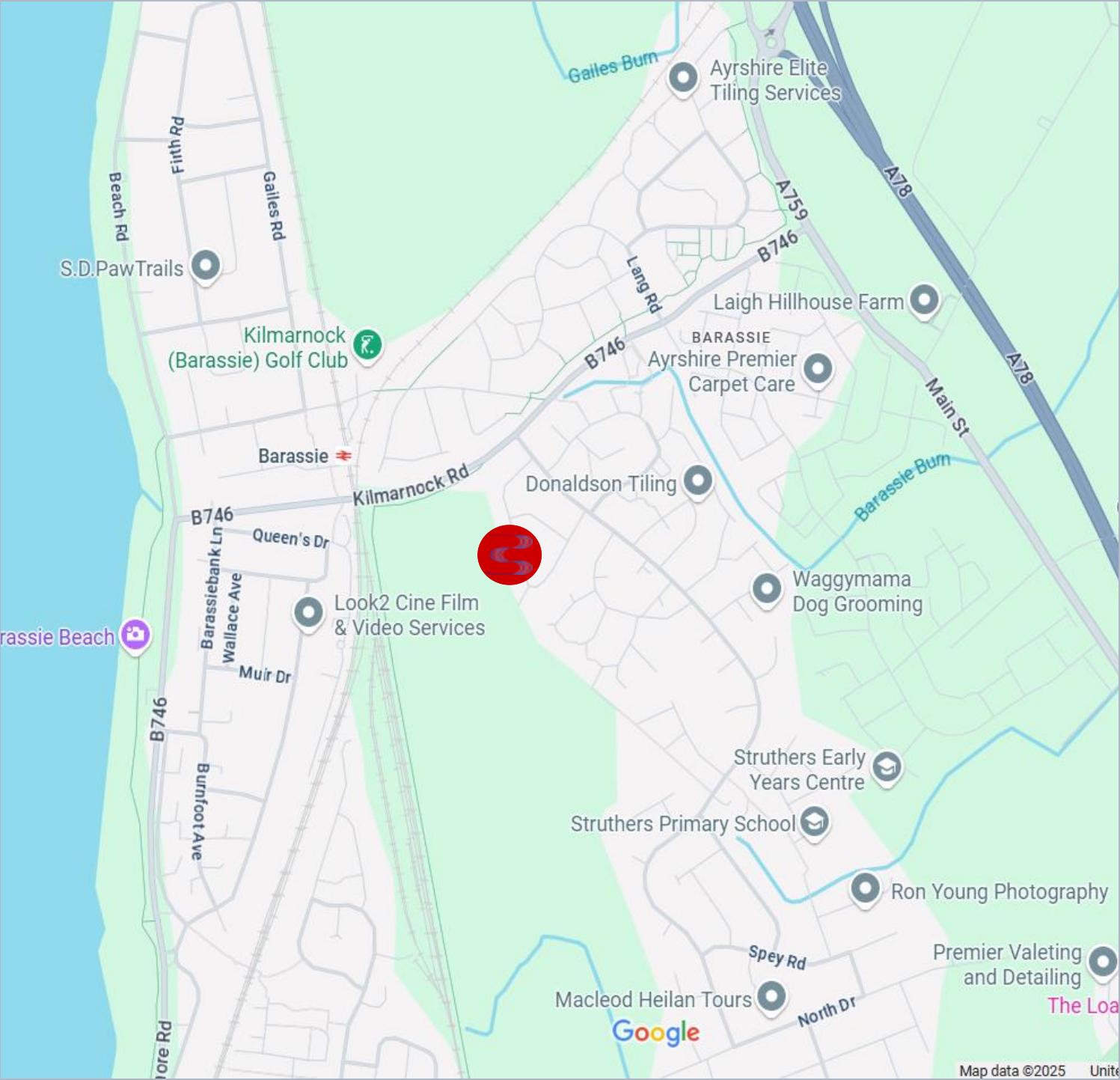
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note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

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