



50 South Beach, Troon

Bruach is proud to present 50 South Beach, Troon, an exquisite four bedroom townhouse with direct beach access, perfectly positioned along the picturesque South Beach. This rare opportunity offers the chance to own a stunning coastal home in one of Ayrshire's most sought-after locations. From the moment you step inside, you're welcomed into a bright, spacious living environment thoughtfully arranged over three levels. The main living areas span two floors, offering outstanding comfort, convenience, and flexibility to suit modern lifestyles. Boasting breathtaking views across the Ayrshire coastline, this home combines seaside serenity with period features. Homes in this prime location rarely come to market. Early viewing is highly recommended to fully appreciate the quality, setting, and lifestyle that 50 South Beach has to offer.



Upon entering the property, you are welcomed into an entrance vestibule that leads into a spacious entrance hall, providing access to the ground floor apartments and stairs to the first floor and mezzanine level. A convenient storage cupboard is located under the stairs, offering ample space to neatly tuck away coats, shoes, and other everyday items ensuring the hallway remains uncluttered and organised. The front-facing lounge is bright and inviting, flooded with natural light from large windows that overlook the front garden and further benefits from a feature fireplace with open fire. The generous proportions of the room allow for a versatile layout, accommodating a variety of furniture configurations.

Continuing down the hall to the right, you'll find Bedroom One, a large double room featuring a charming fireplace and views of the rear garden.

To the rear of the property lies an expansive open plan kitchen/living area with space for dining. This light-filled room benefits from two skylights and large patio doors that offer picturesque views over the rear garden and beyond. These doors open onto a southwest-facing patio area, perfect for outdoor entertaining and enjoying the afternoon sun. The modern kitchen features coordinating base and wall mounted units in a neutral tone, providing ample storage and workspace. The design is complemented by practical worktops, space for a free-standing five ring range cooker, an integrated dishwasher, and a stylish composite sink that adds both functionality and visual appeal.

Adjacent to the kitchen, off the rear hallway, is a useful utility room with an external door providing access to the rear garden. Completing the ground floor accommodation is a spacious shower room, featuring a quadrant shower, WC, and sink.

Stairs from the entrance hall lead to both the mezzanine level and the first floor. On the mezzanine level, a small hallway provides access to the family bathroom and a stunning southwest facing lounge. This elevated living space boasts fabulous panoramic views over South Beach and beyond making it the perfect spot to entertain guests or relax while enjoying spectacular west coast sunsets.

On the first floor, there are three well-appointed bedrooms, each offering its own unique charm. The two front-facing bedrooms enjoy views across Troon, while the rear bedroom benefits from breathtaking views over South Beach and beyond.

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. To the front, a monoblock driveway creates a welcoming and well-maintained entrance. The enclosed southwest facing rear garden is mainly laid to lawn, with a paved patio area bordered by mature shrubs and flowering plants. Various seating areas provide the perfect setting to enjoy the summer sunshine, and a rear gate offers direct access to South Beach.

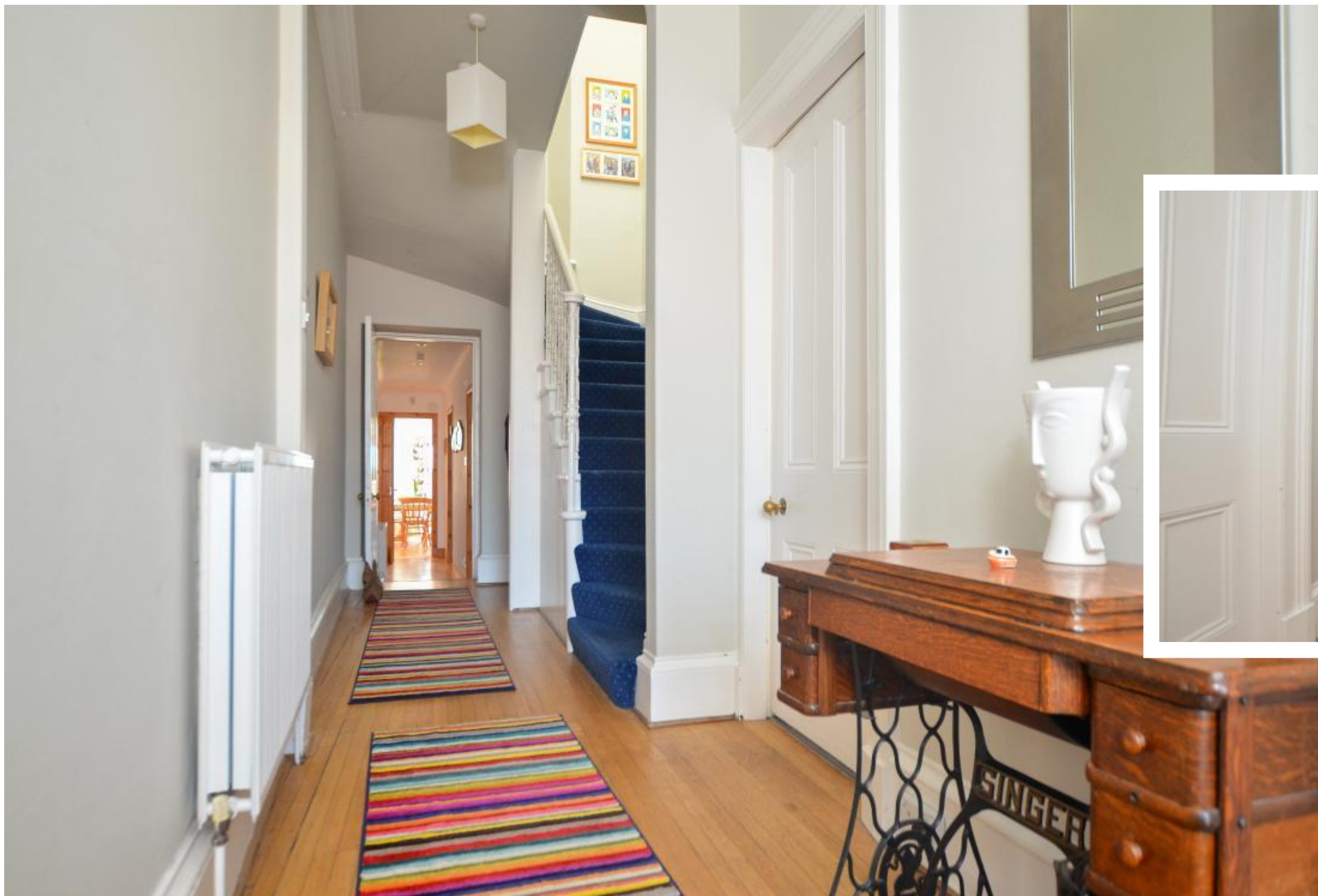
Below: Living Room



Below: Living Room



Below: Entrance Hall



Below: Kitchen Area



Below: Kitchen Area



Below: Shower Room



Below: Kitchen



Below: Lounge and Window View



Below: Bedroom One



Below: Bedroom Two



Below: Bedroom Three



Below: Bedroom Four



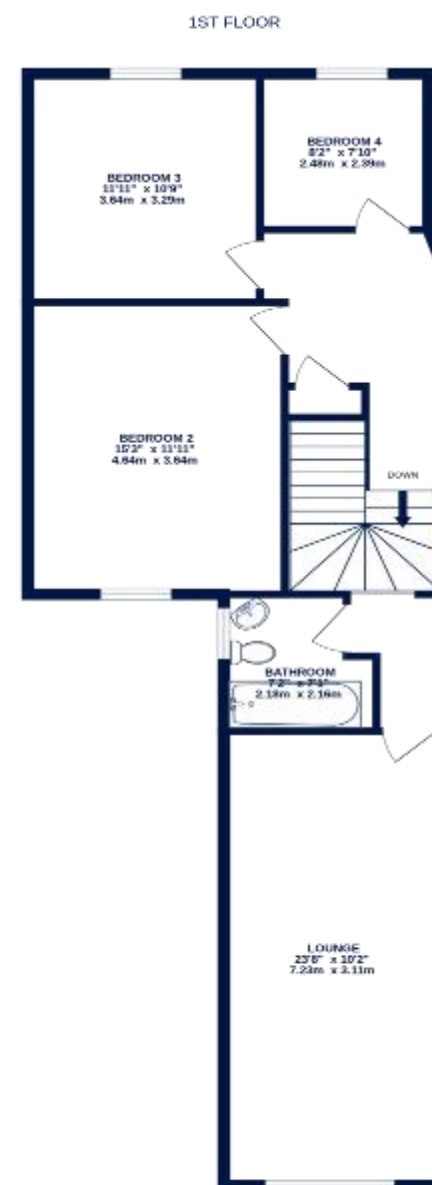
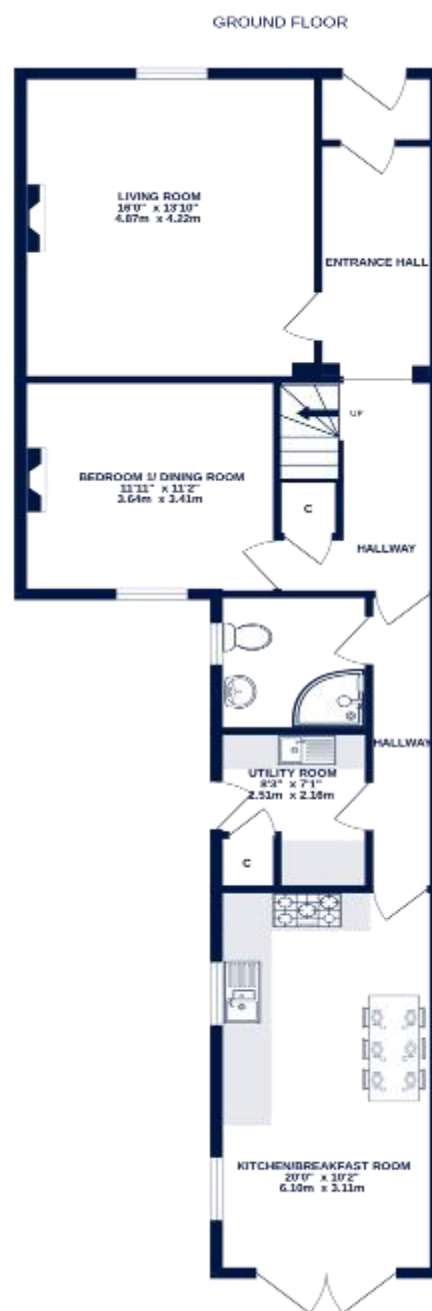
Below: Bathroom



Below: Rear Garden



ACCOMMODATION LAYOUT

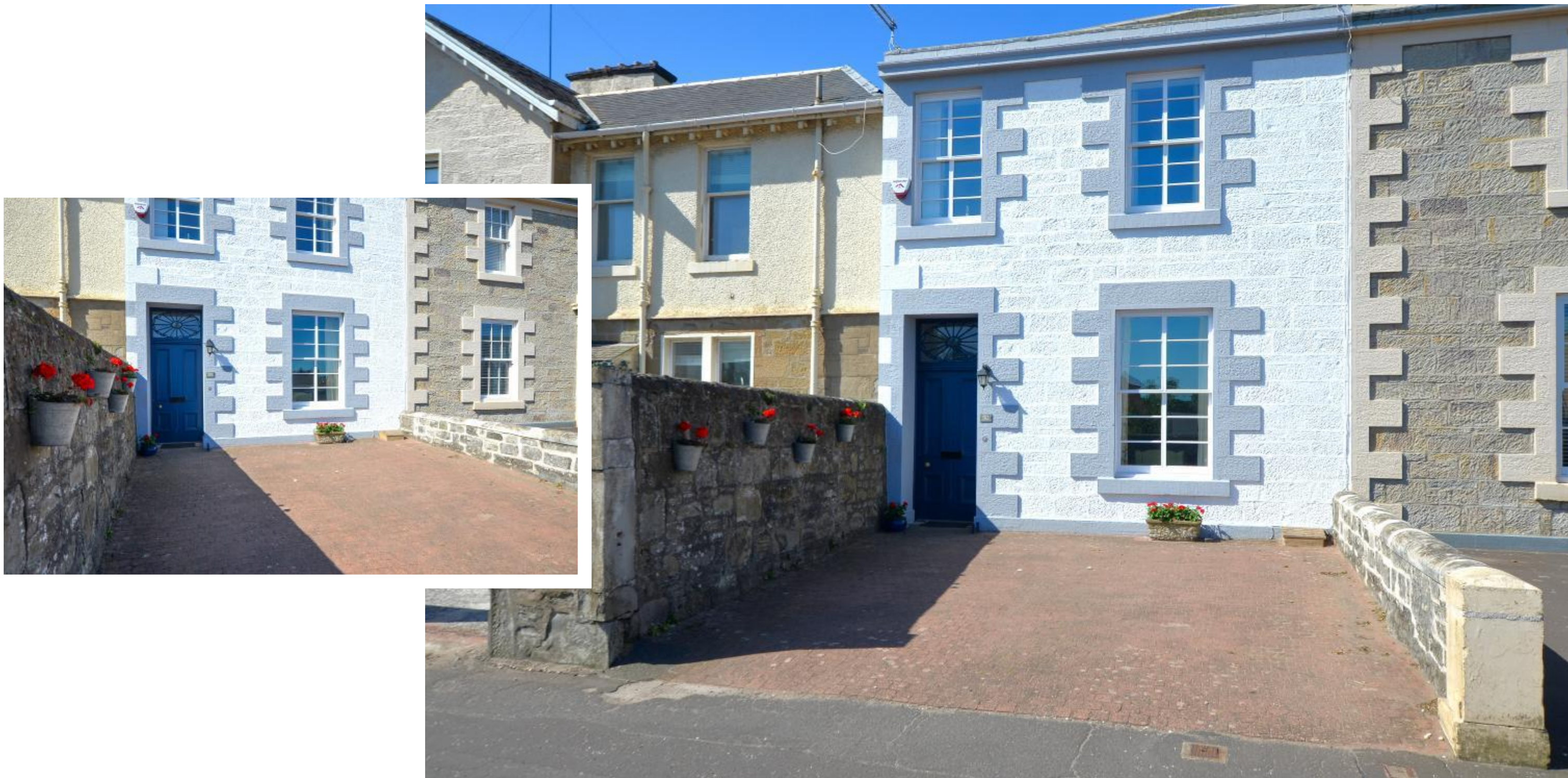


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only 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 operability or efficiency can be given.





Below: Front of Property





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(730

Council Tax:
The property is band F and the amount of council tax payable for 2025/2026 is £3,417.52.
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.

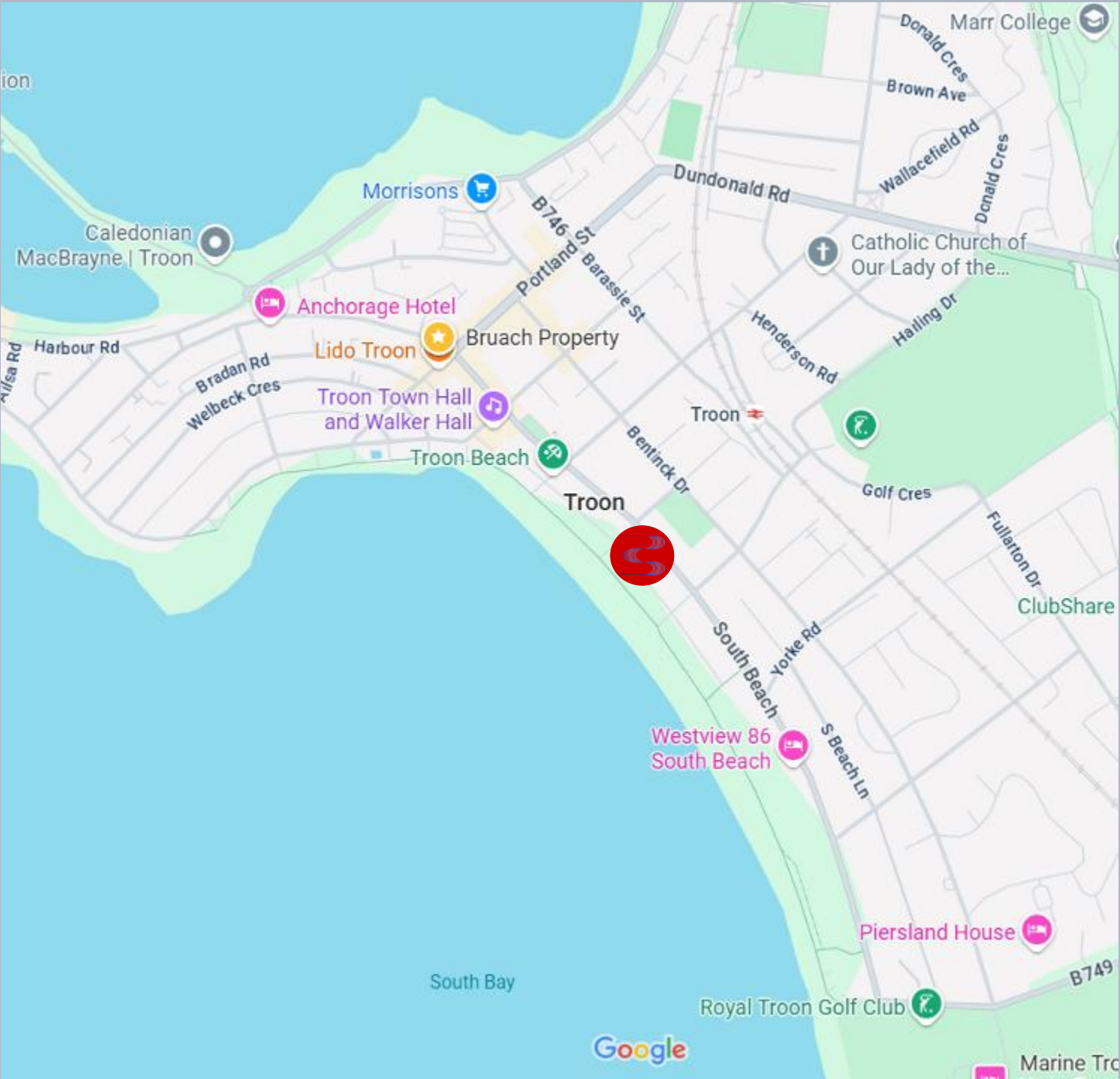
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note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

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

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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 August 2025