



Flat A 89 Welbeck Crescent, Troon

We are delighted to present to the market this charming one-bedroom ground floor flat, ideally situated close to Troon's beautiful seafront, promenade, and within easy reach of the town centre and local shops. This spacious apartment features a bright and welcoming living room positioned to the front of the property, and offers a generous internal layout with excellent potential for further development, subject to the necessary consents. Flat A, 89 Welbeck Crescent will undoubtedly appeal to a wide range of prospective buyers seeking a well located and versatile home. With its superb setting near a host of local amenities and excellent transport links, this property represents a fantastic opportunity not to be missed.



Upon entering the property, you are welcomed by a bright entrance hallway that provides access to all main apartments. To the front of the property, the spacious and light filled living room benefits from a large bay window, which not only enhances the natural light but also offers pleasant views over the front garden.

Located to the rear of the property, the kitchen features ample space for dining and is fitted with a range of base and wall units, work surfaces, a sink, gas hob, fan oven, and space for white goods.

Sleeping accommodation consists of a large double bedroom located to the rear of the property with window offering views across the rear garden.

The shower room is situated off the hallway to the front and comprises off a shower enclosure, WC, and wash hand basin.

Additional features include gas central heating, double glazing throughout, and access to a communal former wash house, providing extra storage for garden equipment.

Externally, the rear garden is laid to lawn with a separate communal drying area. A rear gate provides access to a lane running parallel to Welbeck Crescent. The enclosed front garden is surrounded by hedging and laid with decorative stone chips for low maintenance.

Situated in the sought after coastal town of Troon, the property enjoys close proximity to a wide range of amenities including supermarkets, restaurants, hotels, schools, and professional services. Recreational opportunities are plentiful, with sailing from the nearby yacht marina, several renowned golf courses, and more.

Excellent transport links are available, with both Troon and Barassie train stations providing regular services to Ayr and Glasgow. Barassie station is within walking distance, and Glasgow is reachable in approximately 41 minutes by train or 45 minutes by car, making Troon an ideal location for commuters.



Below: Kitchen



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690940
or
Email: troon@bruachproperty.com
Ref No. : BRU3146

Below: Kitchen



Below: Bedroom



Below: Shower Room



Below: Entrance Hall



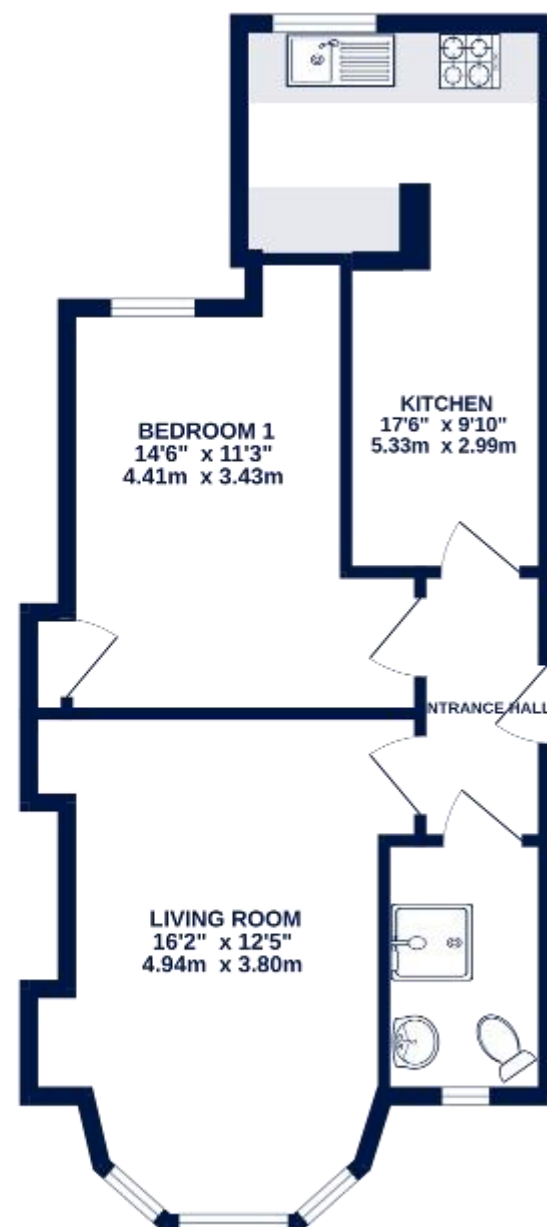
Below: Front garden Right: Communal Entrance



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: Sea Front



GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. 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:

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.

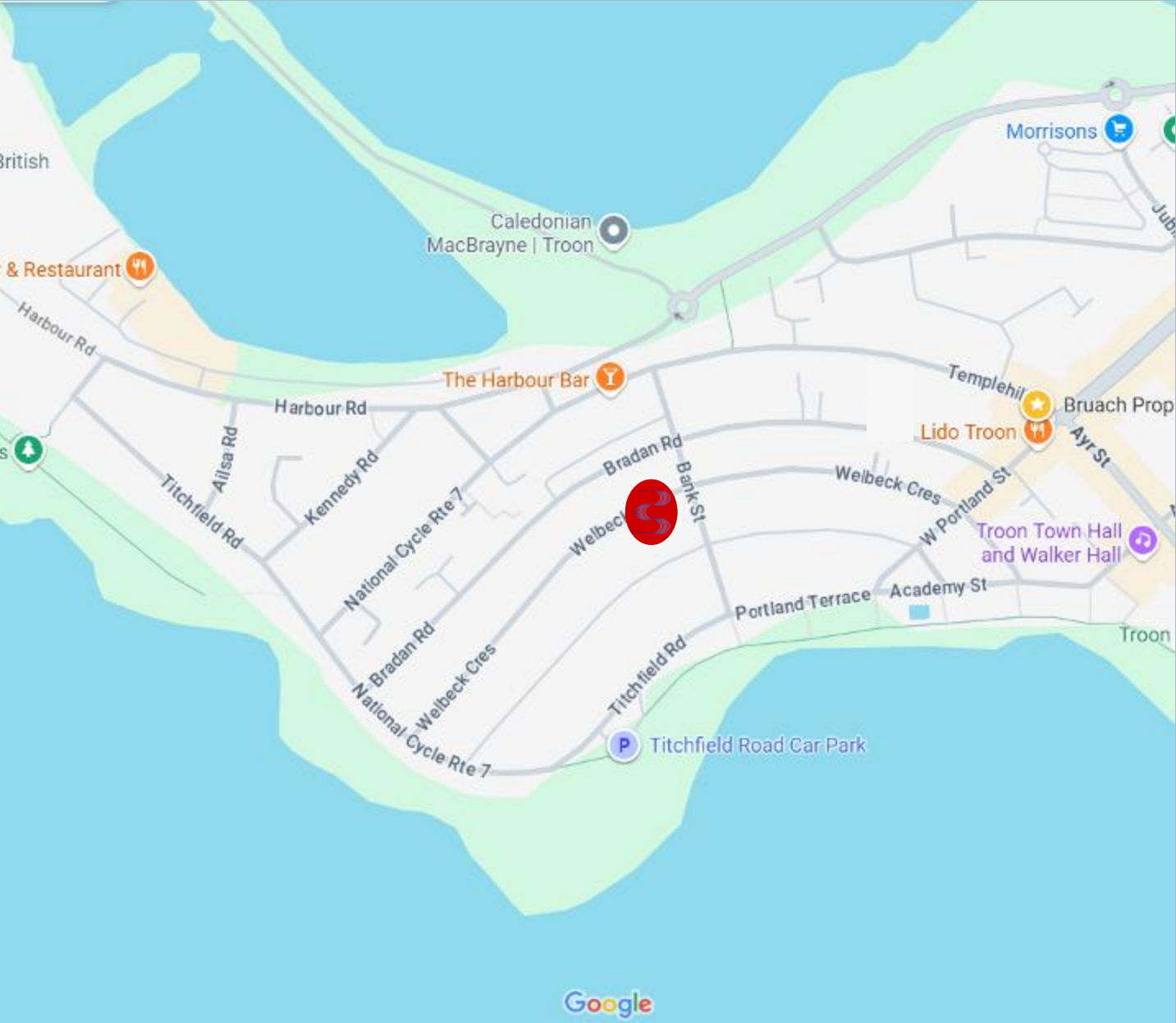
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

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 August 2025.