



18E Gillies Street, Troon

18E Gillies Street is a well-presented two-bedroom top floor flat, offering spacious accommodation with open views across the town. Tastefully decorated in neutral tones throughout, the property provides a light and airy living environment, ideal for a wide range of buyers. Situated in a central location, the flat is within easy reach of local amenities, including shops, cafés, public transport links, and Troon's popular beach. This makes it a particularly appealing option for first time buyers and buy-to-let investors alike. Early viewing is highly recommended to fully appreciate the space, setting, and potential this property has to offer.



On entering the property, you are welcomed by a bright, L-shaped hallway providing access to all apartments. The hall also benefits from a built-in storage cupboard.

To the rear of the property is a south-facing living room, flooded with natural light from a large window that offers elevated views across Troon. Adjacent to the living room is the kitchen, which is fitted with a range of floor and wall-mounted units, a stainless steel sink, gas hob, fan oven, and space for white goods.

The sleeping accommodation consists of two front facing double bedrooms, both with large windows that provide excellent natural light and offer views over Gillies Street.

Completing the accommodation is the bathroom, which features a WC, wash hand basin, and a bath with an electric shower over.

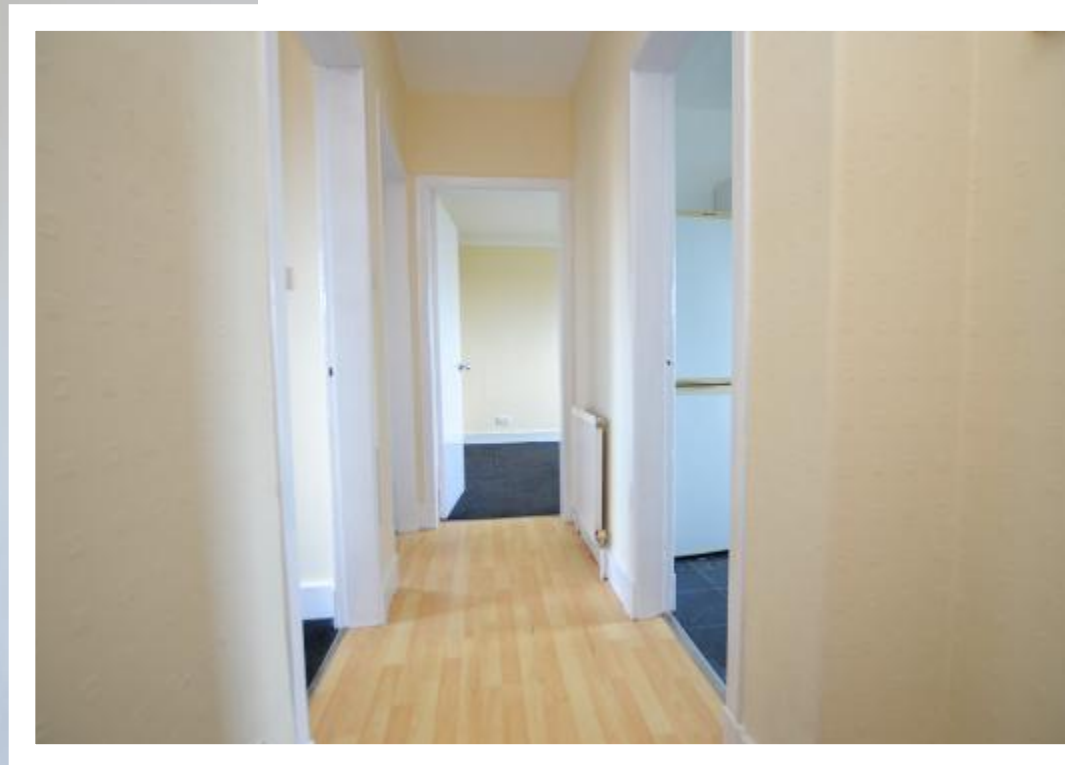
Further benefits include gas central heating and double glazing throughout.

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 Right : Hallway



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690940
or
Email: troon@bruachproperty.com
Ref No. : BRU3150

Below: Bedroom One



Below: Bedroom Twp



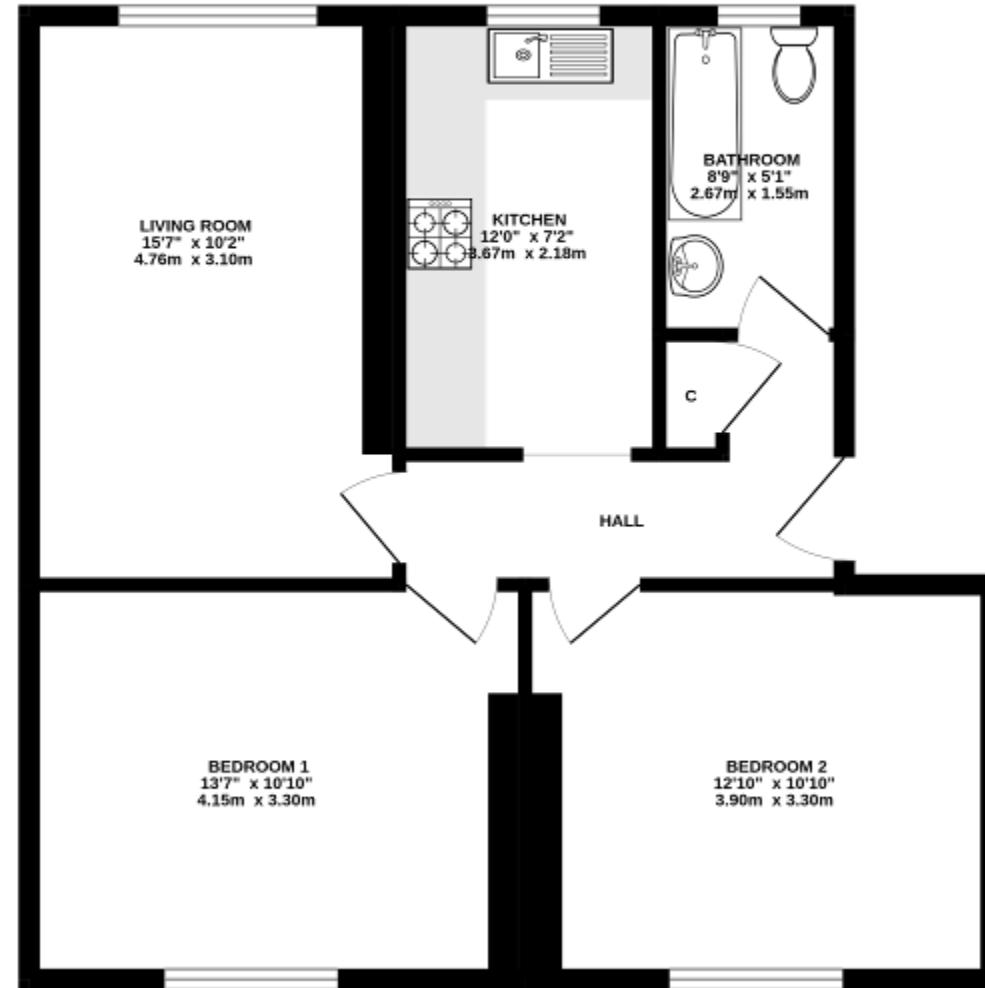
Below: Bathroom



Below: Garden



GROUND FLOOR



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.



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: C(73)

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.

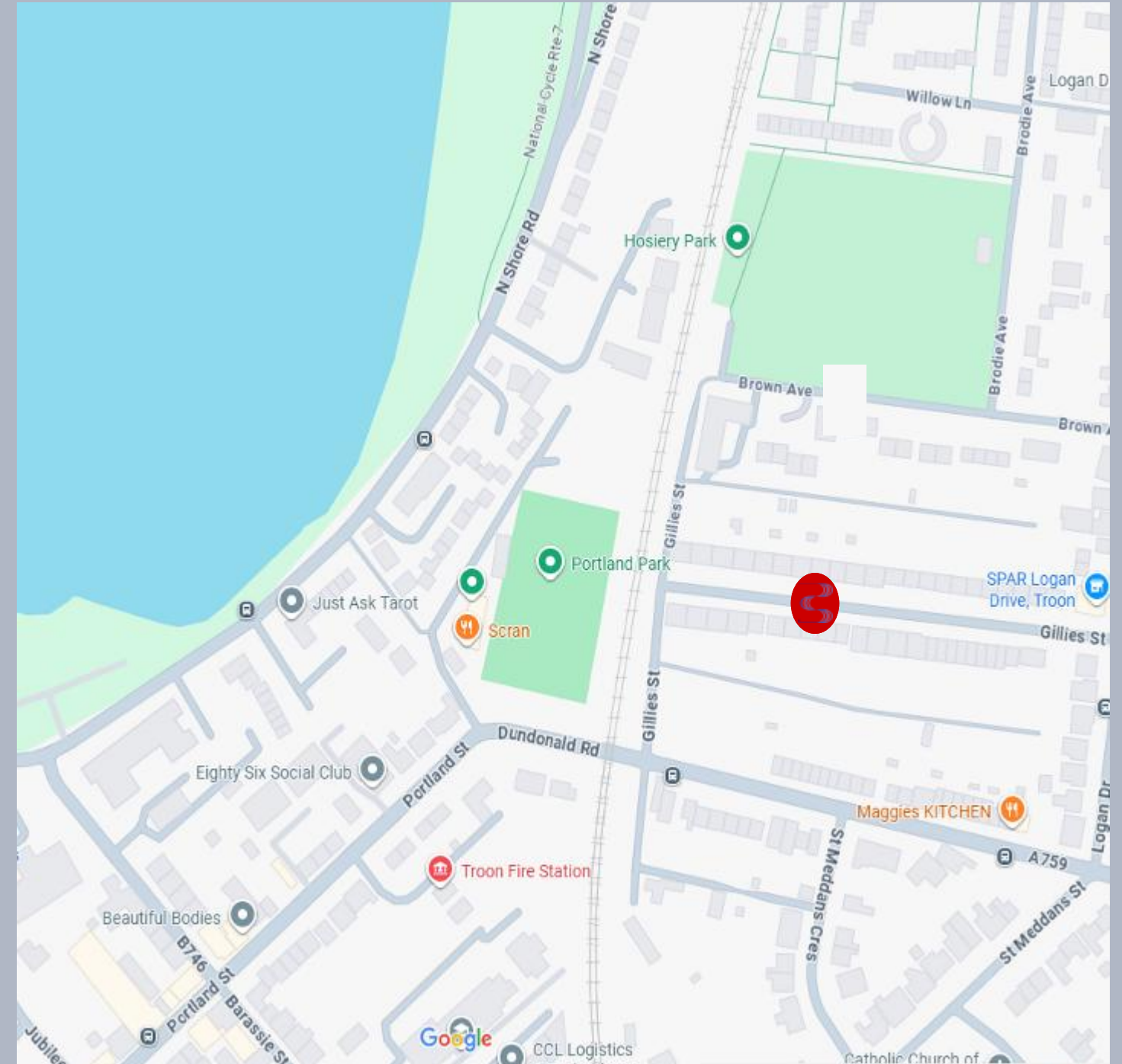
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

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.

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 August 2025.