





## 9 Dunchattan Way, Troon

Bruach Property is proud to present to the market 9 Dunchattan Way, Troon, a spacious four bedroom detached home tucked away in a quiet cul-de-sac off Wilson Avenue. Step inside this impressive property where comfort meets style. Bathed in natural light, the interiors offer a bright and welcoming atmosphere, complemented by large, beautifully landscaped gardens ideal for modern family living. The peaceful cul-de-sac setting provides a sense of privacy and security, while still being just a short distance from local shops, amenities and Troon's stunning coastline. Whether you are seeking a permanent family residence or a relaxed seaside retreat, this home offers turn-key convenience, character, and an exceptional lifestyle that blends tranquillity with accessibility. Viewing is highly recommended.



As you step through the entrance porch, you are welcomed into a large open-plan hallway filled with natural light. The hallway further benefits from a spacious built-in cupboard with sliding doors. To the front of the property is a generous lounge with dual aspect windows, flooding the room with natural light and offering a variety of furniture layout options. Adjacent to the lounge is the open-plan dining area, complete with a window and patio door that create a bright, inviting space for entertaining. The patio door leads out to a large decking area, perfect for summer gatherings or enjoying your morning coffee.

To the rear of the ground floor, you will find a versatile bedroom/family room overlooking the rear garden, which also benefits from its own storage cupboard. The modern kitchen is also located to the rear and features a range of floor and wall-mounted units, matching worktops, gas hob, fan oven, sink, and space for white goods. A doorway leads to the utility room, which provides additional storage and an external door giving direct access to the rear garden. Completing the ground floor accommodation is a downstairs WC located off the entrance hall.

A staircase rises from the ground floor to the upper hallway, where you will find three bedrooms, a family bathroom, and a study/family area. To the rear are two double bedrooms, each with views over the garden. Bedroom two further benefits from a built-in wardrobe. To the front is the master bedroom, filled with natural light and complete with a built-in wardrobe. A large study/family area is also positioned to the front of the property, illuminated by two Velux windows. The accommodation is completed by the spacious family bathroom, featuring a double shower enclosure, jacuzzi bath, WC, wash-hand basin and underfloor heating.

Externally, to the front of the property, a tarmac driveway leads to the garage. Beside the driveway is a well-maintained lawn with mature shrub borders. A paved pathway leads around to the professionally landscaped rear garden, which is laid mainly to lawn with mature planting, a paved patio area and a generous decking area, the perfect place to relax, entertain, and enjoy the summer sunshine.

The property further benefits from gas central heating, double glazing and a 4 kW solar panel array with 5 kWh battery energy storage system (located in the garage) that was professionally installed under 3 years ago. There is also a 7 kW electric vehicle charge point adjacent to the garage door.





Below: Living Room





Below: Dining Area





Below: Bedroom/ Family Room





Below: Entrance and WC





Below: Kitchen





Below: Kitchen





BelowUpper hallway



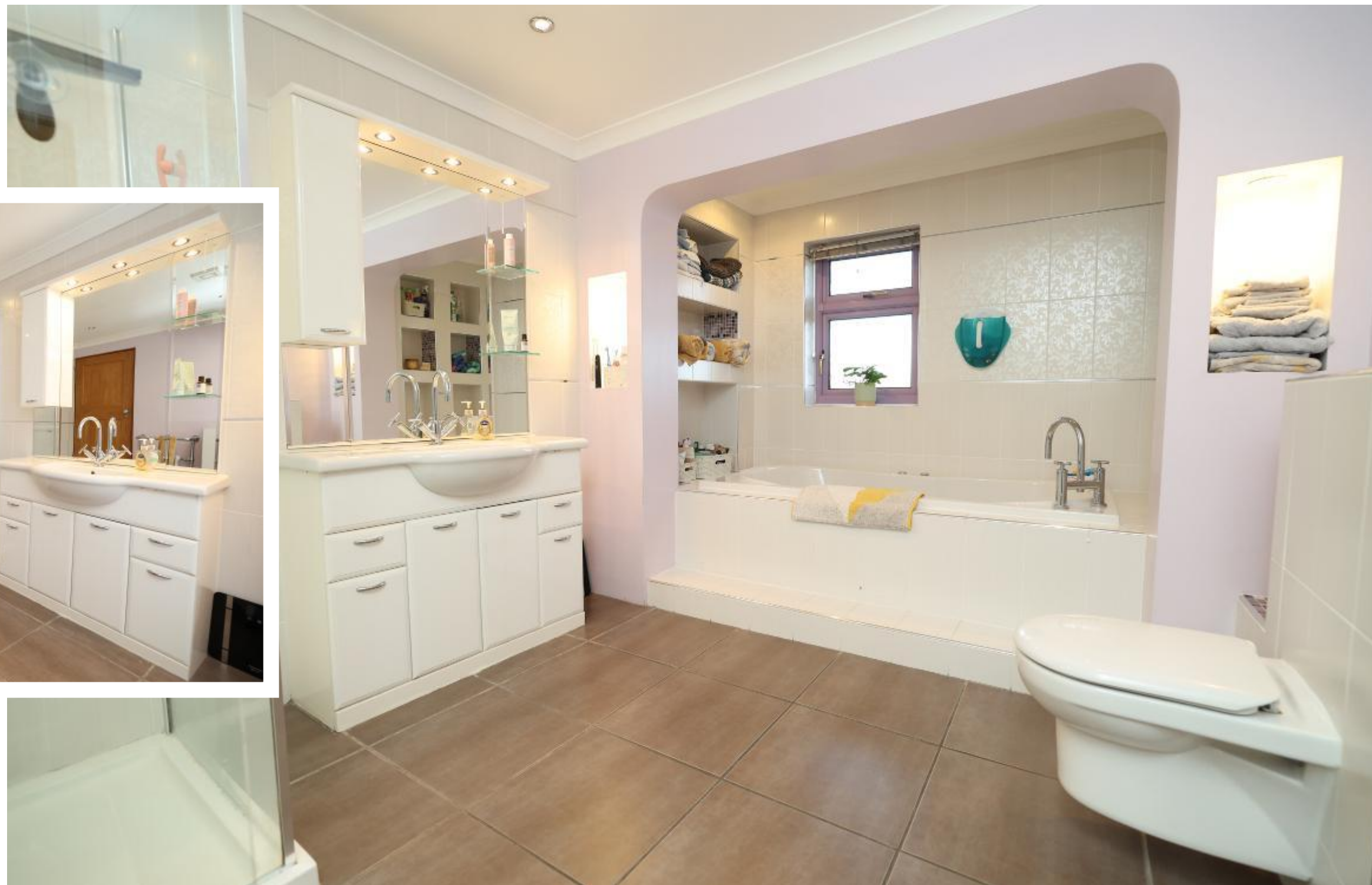


Below: Master Bedroom





Below: Family Bathroom





Below: Bedroom Two





Below: Bedroom Three





Below: Family/Study Area



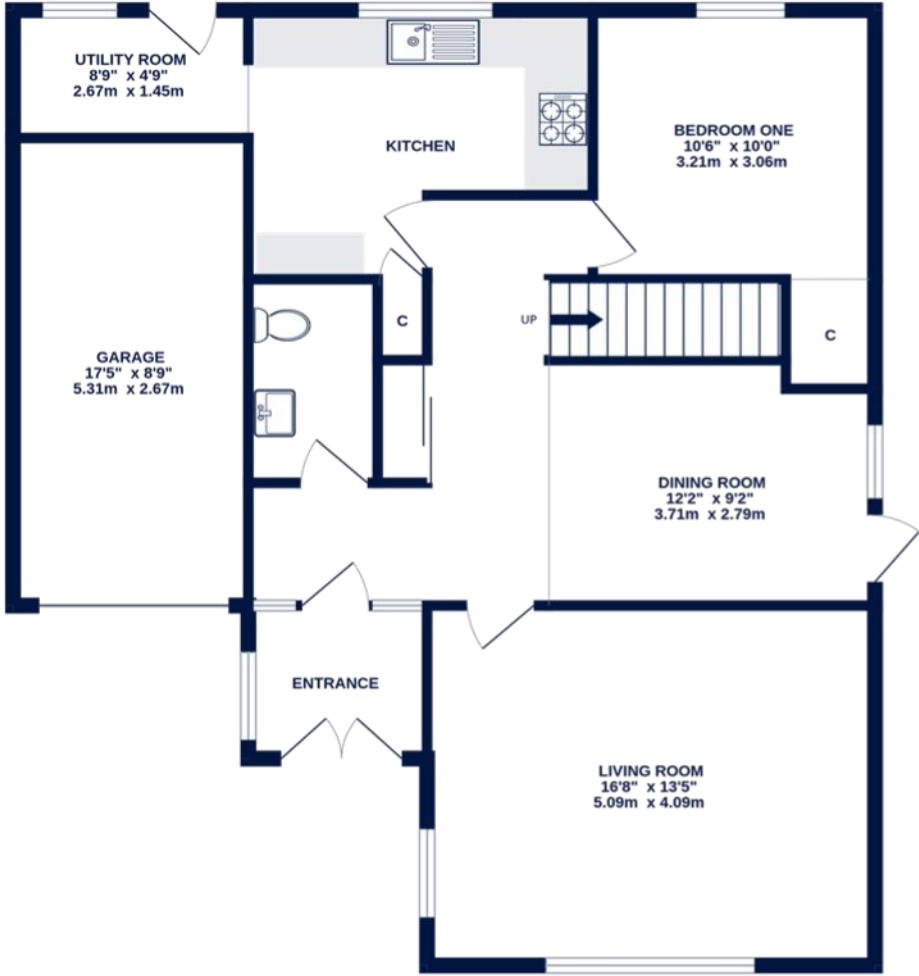


Below: Rear Garden

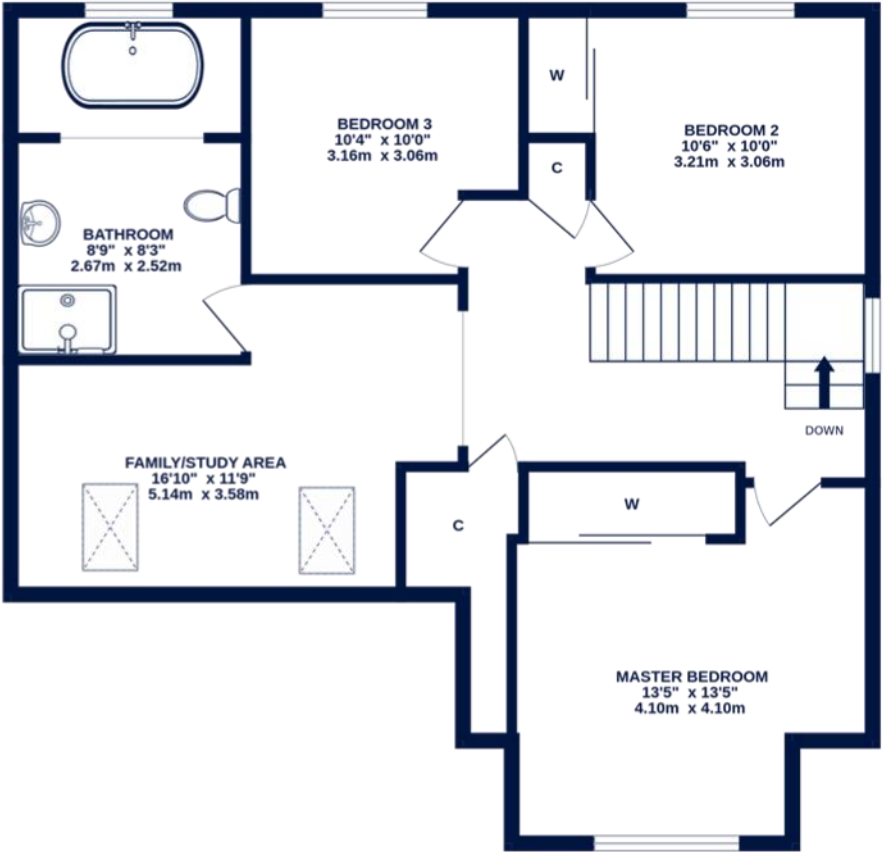




GROUND FLOOR



1ST 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.





Below: Rear Garden





Below: Aerial View





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. There is also solar panels.

**EER Rating:**  
EER: C(76)

**Council Tax:**  
The property is band G and the amount of council tax payable for 2025/2026 is £4,074.08.  
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 [girvan@bruachproperty.com](mailto:girvan@bruachproperty.com)

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

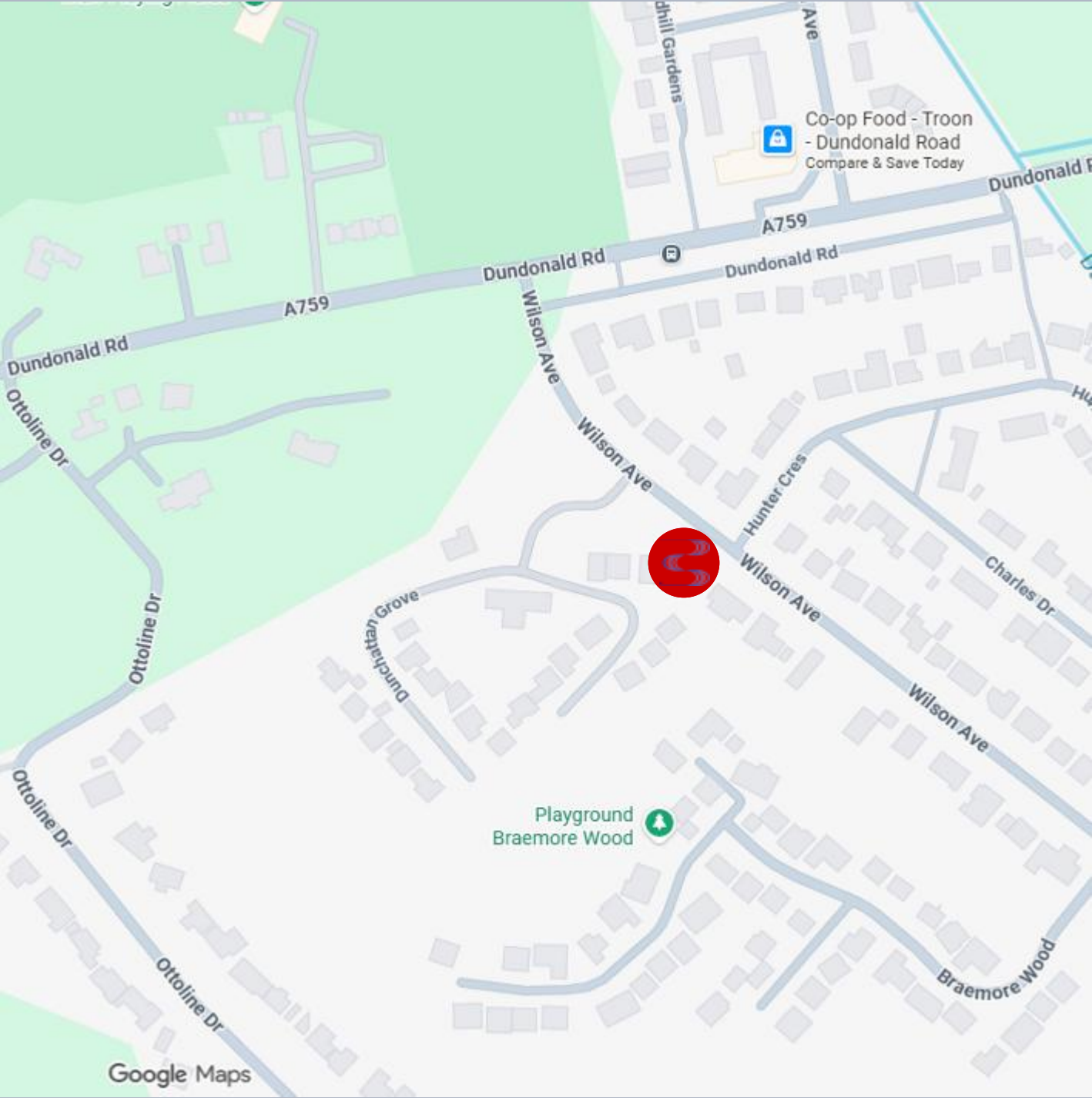
**Offers:**  
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal 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](mailto: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](mailto:info@bruachproperty.com)  
T: 01456 715 065 | F: 01465 238002**

### TROON

**1 Templehill | Troon | South Ayrshire | KA10 6BQ**

**E: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
T: 01292 690940 | F: 01292 737 570**

#### Important Notice

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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.

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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 December 2025