



36 St Andrews Park | Troon

We are delighted to bring to the market 36 St Andrews Park, Troon, an excellent example of a three bedroom semi detached villa built by 'Taylor Wimpy'. The property house type is the 'The Blair' which has two car driveway and large west facing garden. The property is presented to the market in truly show home condition, with immaculate modern fixtures and fittings throughout, quality floor coverings and spacious flexible accommodation. This would be a fantastic acquisition for a family as its superb location offers great commuting links, as well as very easy walk to local amenities, including golf courses, beach and schools. Viewing highly recommended.



On entering the property you will find a welcoming hallway providing access to the ground floor apartments and stairs to the first floor. The front facing living room has a large window that floods the room with natural light and airiness to this already spacious room. The well-appointed contemporary dining kitchen is located to the rear and is fitted with a range of built in appliances, floor and wall mounted units, complimentary worktops and flooring. French doors in the dining area gives convenient access to the rear garden and west facing decking area. Completing the accommodation on the ground floor you will find a large separate WC located off the hallway. The ground floor further benefits from having a large storage cupboard off the kitchen and a further cupboard in the hallway.

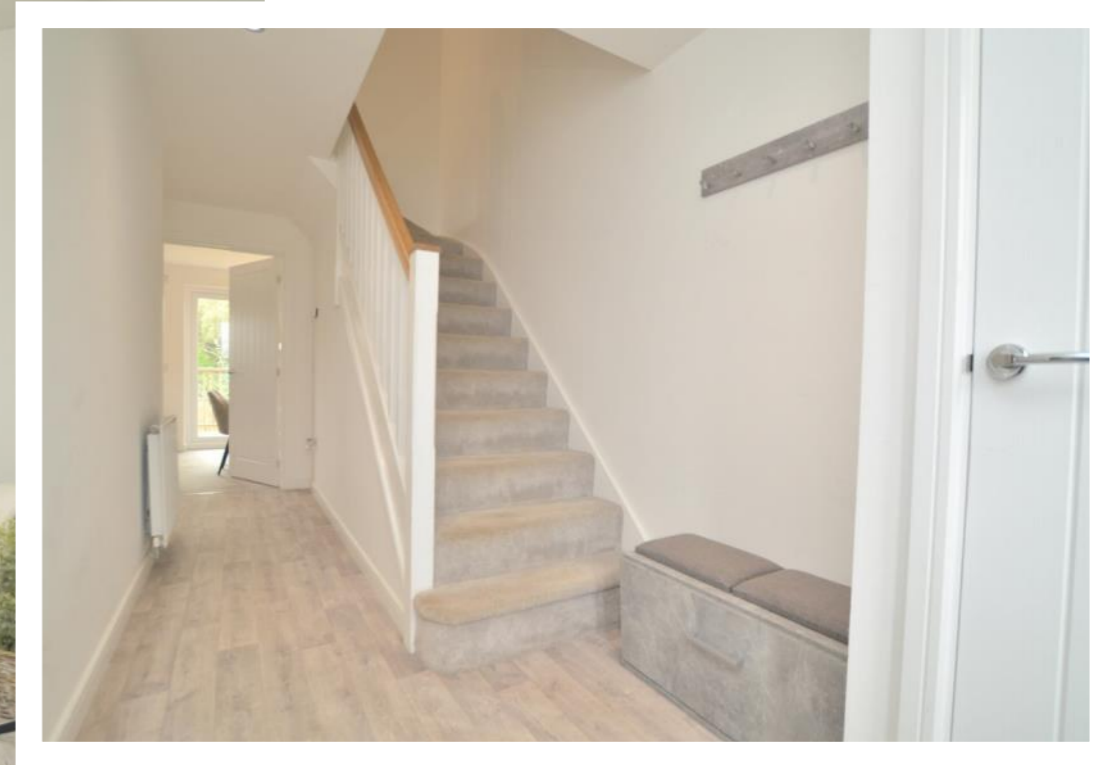
The first floor consists of a spacious hall giving access to three bedrooms and family bathroom. The master bedroom located to the front has built in wardrobe with mirror sliding doors, large window with views across the front of the property, complete with an en-suite shower room. The en-suite shower room is complete with a shower enclosure, wc and wash hand basin. Bedroom one and two are located to the rear of the property both offering views across the rear garden. Completing the accommodation on the upper floor is a part tiled family bathroom which has, bath, over bath shower, wc and wash hand basin

To the front of the property, you will find landscaped garden with lawn paved path and ample off-road parking on the large mono block driveway.

The rear garden is fully enclosed and there is gated access at the left-hand side. The west facing garden is enclosed with a timber fence. The garden is laid to grass with two timber decking areas. The perfect place to enjoy the summer sunshine and entertain.



Below: Living Room Right: Hallway



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3036

Below: Kitchen



Below: Dining Area



Below: Entrance Right: WC



Below: Bedroom Three Bottom Right: En-suite



Below: Bedroom Two



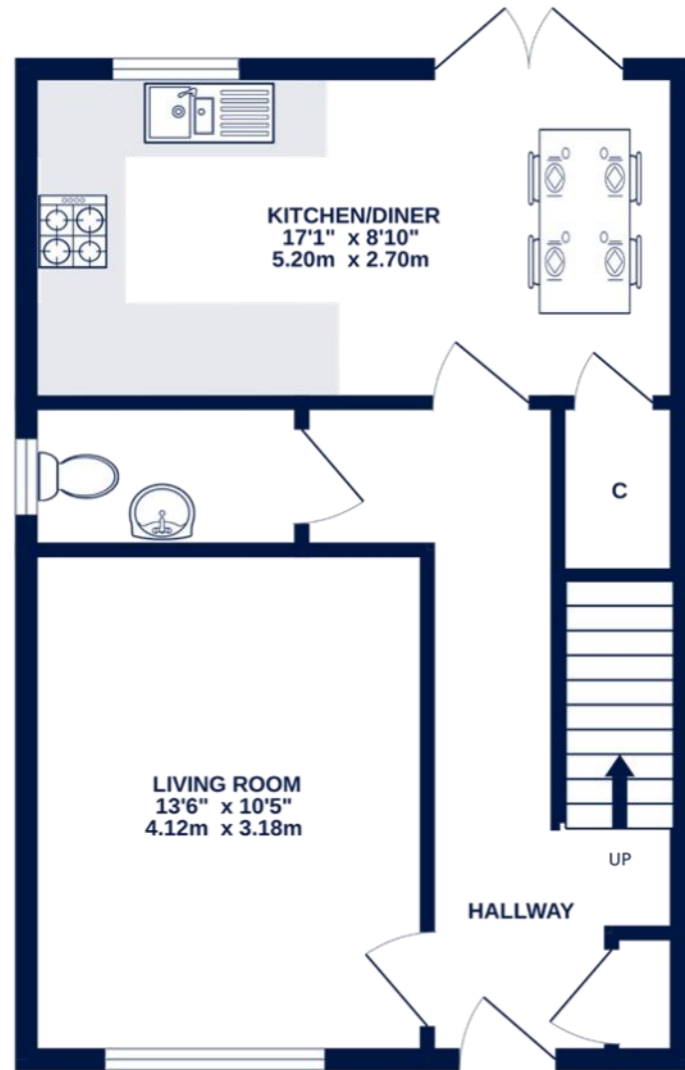
Below: Bedroom One



Below: Bathroom



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



GENERAL REMARKS

Services:

The property has mains water, electricity and drainage. 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: B89

Council Tax:

The property is band D and the amount of council tax payable for 2023/2024 is £1,955.45
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd ,1 Templehill Troon, KA10 6BQ
Tel:01292 690 940 or Email info@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. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.

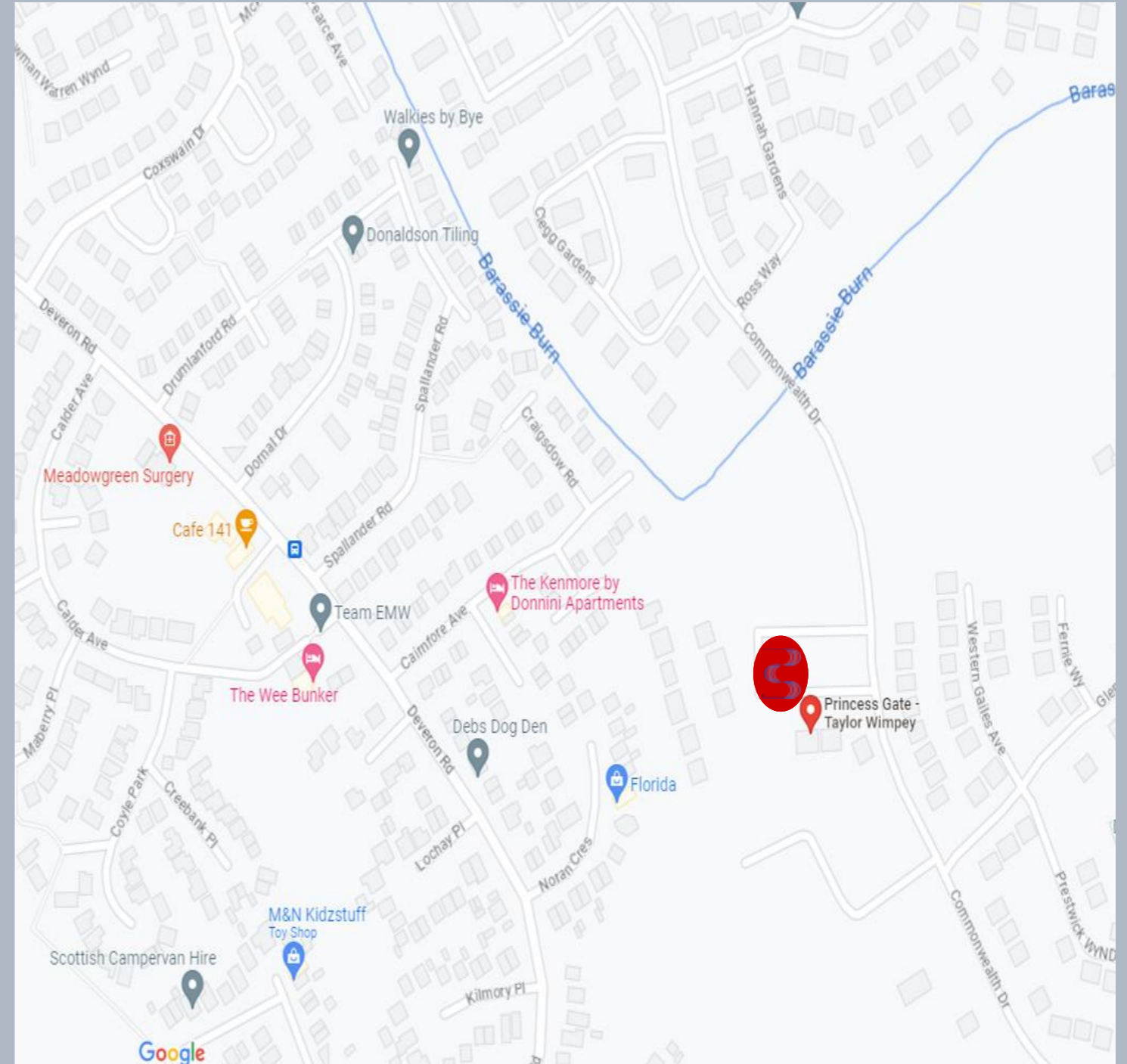
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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:

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 have been sold, let or withdrawn. Photographs and particulars were taken in September 2023.