



BRUACH
PROPERTY

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6 KIMBERLEY GROVE | TROON | KA10 7FQ

OFFERS OVER: £ 265,000

6 Kimberley Grove , Troon

Bruach Property is delighted to bring to the market 6 Kimberley Grove, Troon, an excellent example of a four bedroom detached villa built by 'Bellway'. The property house type is the 'Oakmont' which has an integral garage with driveway. 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.



On entering the property you will find a welcoming hall 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 patio. Completing the accommodation on the ground floor you will find a utility room with rear door providing access to the garden and a separate WC located off.

The first floor consists of a spacious hall giving access to four 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. Bedroom four is located to the front with built in wardrobe with sliding mirror doors and a separate cupboard for storage. Completing the accommodation on the upper floor is a part tiled family bathroom which has, bath, wc and wash hand basin.

To the front of the property, you will find landscaped gardens with laurel hedge, lawn 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 garden is enclosed with a timber fence and stone wall. The garden is laid to grass with decorative stone chips, mature shrubs, and paved patio area to enjoy the summer sunshine.



Below: Entrance Hall Right: Living Room



Below: Dining Area



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690940
or
Email: troon@bruachproperty.com
Ref No. : BRU2845

Below: Dining Kitchen



Right: Utility Room Below: WC



Below: Landing



Below: Bedroom One



Below: Bedroom Two



Below: Bedroom Three and Ensuite



Below: Bedroom Four

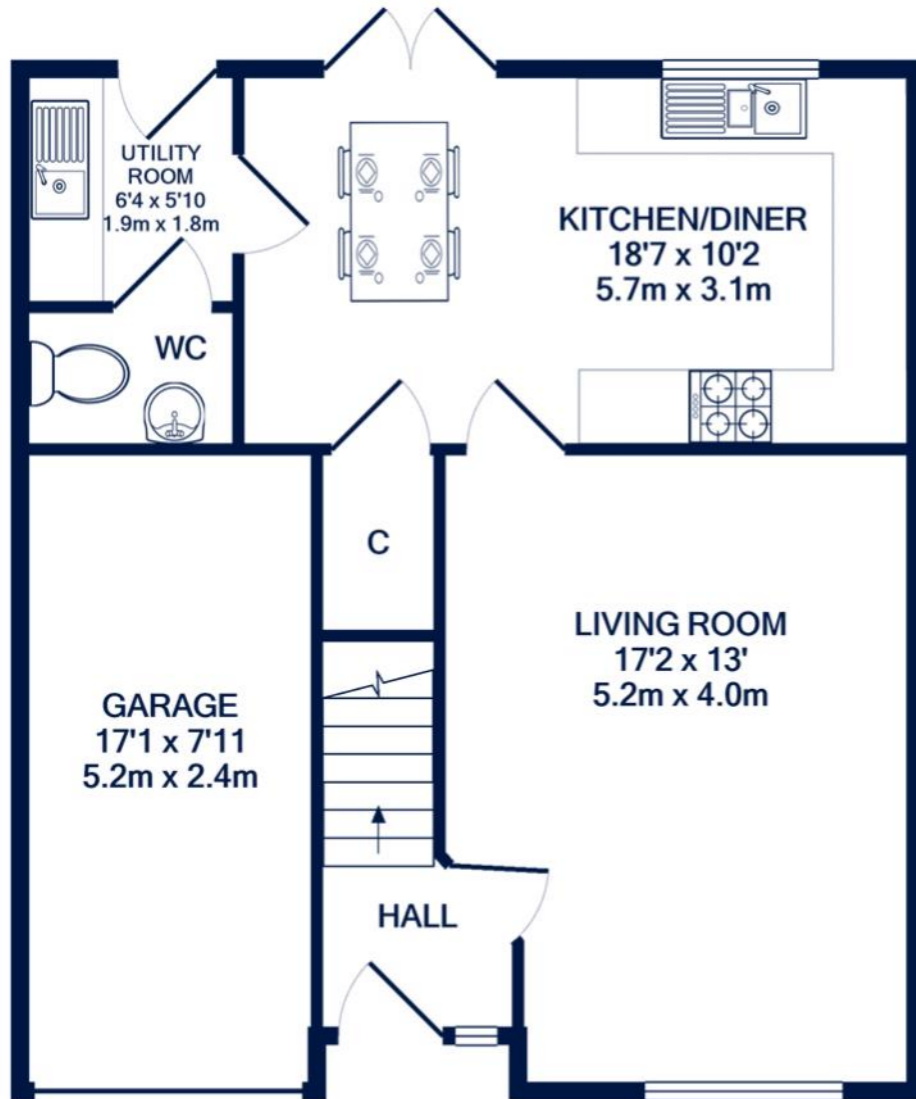


Below: Family Bathroom

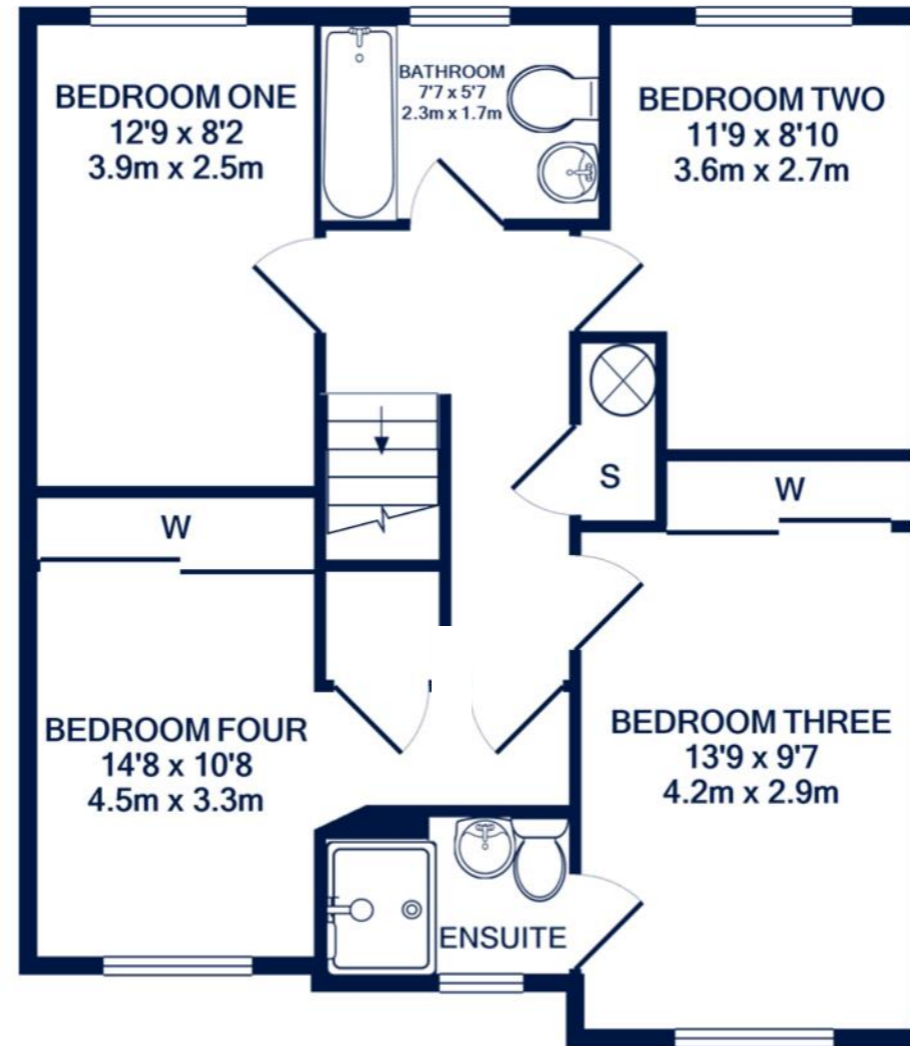


Below: Rear Enclosed Garden





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: Front Garden and Driveway



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: C79

Council Tax:

The property is band F and the amount of council tax payable for 2020/2021 is £ 2,832.83
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd ,1 Templehill, Troon, Ayrshire, 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.

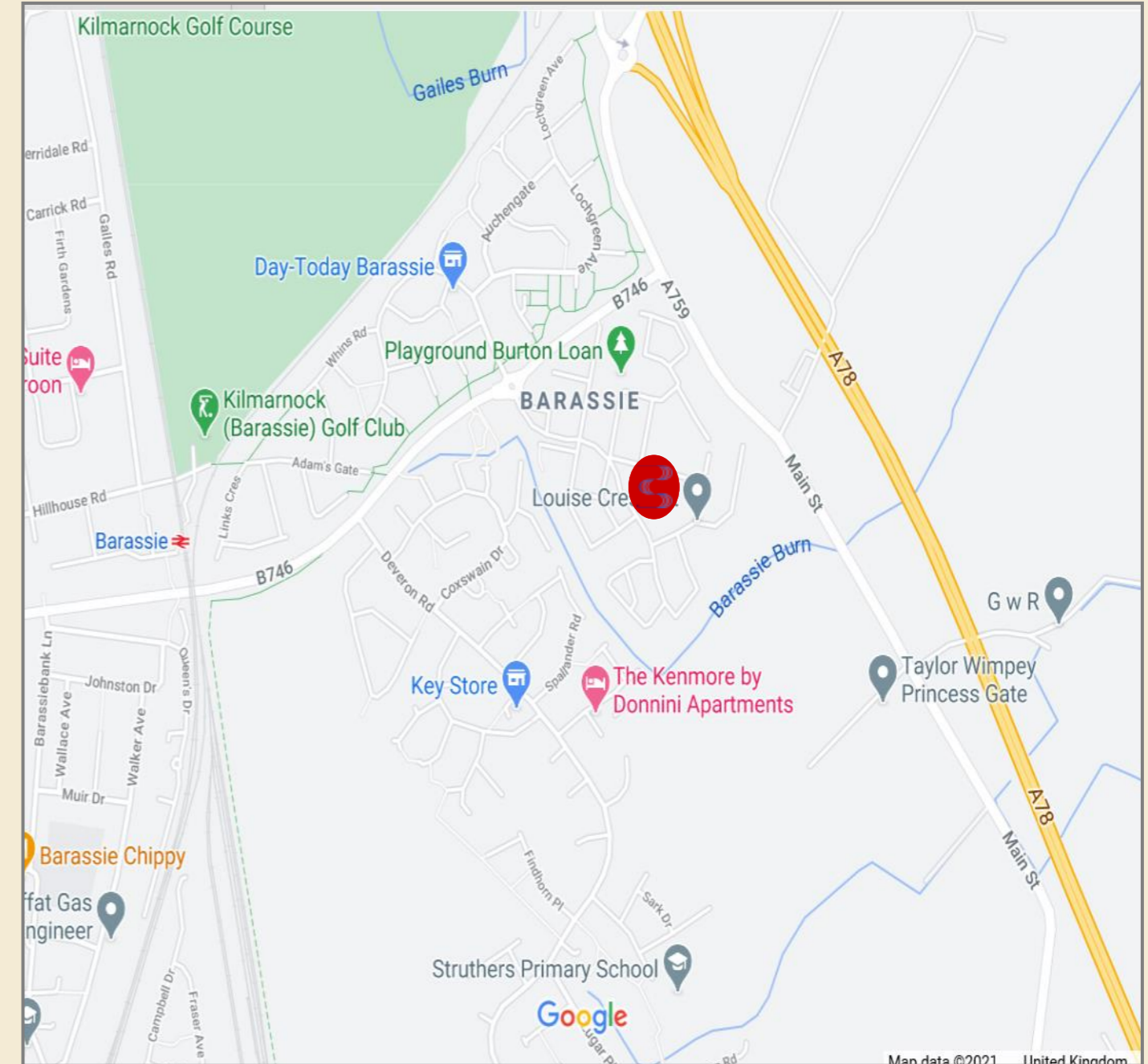
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

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 all blinds & curtain poles will be left in the property.

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 February 2021.