





# 24 Solway Place, Troon

Bruach are delighted to bring to the market 24 Solway Place, a lovely three bedroom semi-detached villa with detached garage, situated in a quire cul de sac location. The property is presented to the market in good condition with accommodation split over two levels. This property would be a fantastic acquisition for a family as its superb spot offers great commuting links, access to the golf course at the rear, as well as very easy walk to local amenities, including schools.



The property in more detail consists of a bright spacious hallway with large cupboard off and stairs to the first floor. To the front of the property you will find a front facing lounge with feature fireplace and electric fire leading onto the dining room located to the rear. The modern kitchen is accessed off the dining area with an external door providing access to the rear garden. The modern kitchen is fitted with a range of floor and wall mounted units, sink, double oven, hob and space for white goods.

On the upper floor there are three bedrooms and a modern shower room, fully wet walled with w/c, sink and corner shower unit. To the front of the property you will find bedroom one a single bedroom with storage cupboard. Bedroom two is a double bedroom located to the front of the property with fitted wardrobe with mirror sliding doors and views across the front garden. Bedroom three is also double room located to the rear with built-in in cupboards and views across the golf course and partial views of Arran.

The property further benefits from having gas central heating and double glazing.

External, to the rear there is a paved seating area, lawn and chipped area to the back with a greenhouse and wooden hut allowing for plenty of outside storage, with ease of maintenance. The front garden is laid to lawned. Large driveway to the left of the property with space to accommodate several vehicles.

Troon is a very popular costal town with good facilities ranging from supermarkets, restaurants, hotels and a popular high street. The town also offers an array of activities such as sailing, golf and swimming as well as having stunning coastal and woodland walks. The town has mainline train links with Ayr and Glasgow, with stations both in Barassie and Troon with Barassie station a short walk away from the property. It is 41 minutes to Glasgow with several trains an hour or 45 minutes by car, makes it an ideal commuter town.





Below: Living Room



Viewing by strictly by appointment only, please contact  
Bruach Property on Tel:01292 690940  
or  
Email: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
Ref No. : BRU2856



Below: Dining Area





Below: Kitchen





Below: Bedroom Two



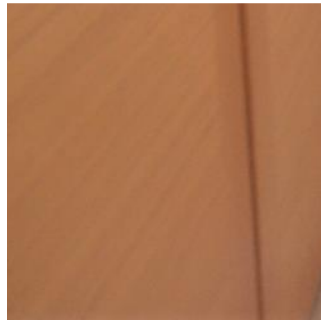
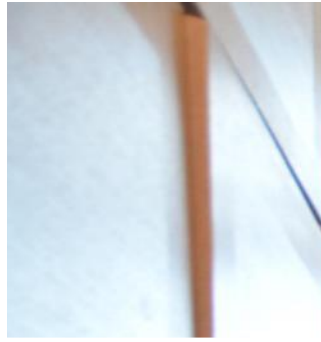


Below: Bedroom Three Top Right: View





Below: Landing    Right: Bedroom One





Below: Shower Room



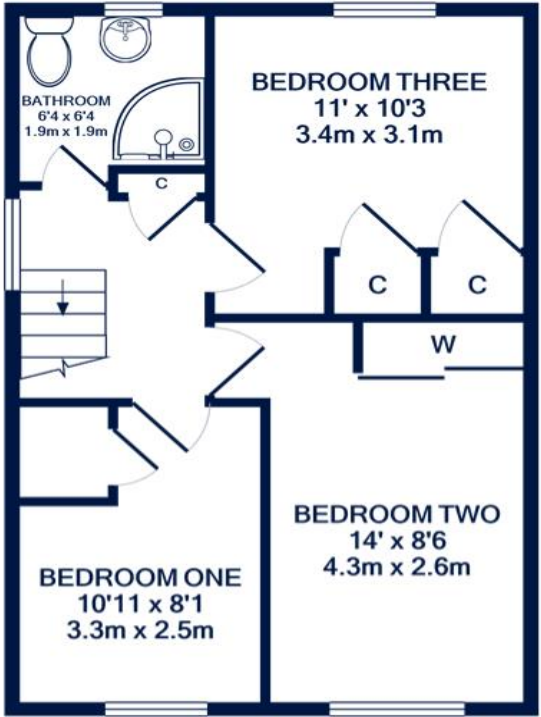
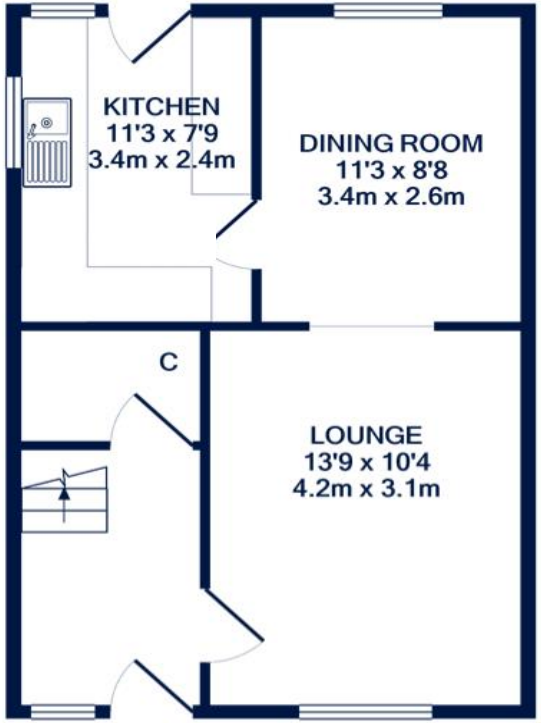


Below: Rear Garden





Accommodation Layout



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.









## 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 (69)

### Council Tax:

The property is band D and the amount of council tax payable for 2021/2022 is £1,804.14  
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.

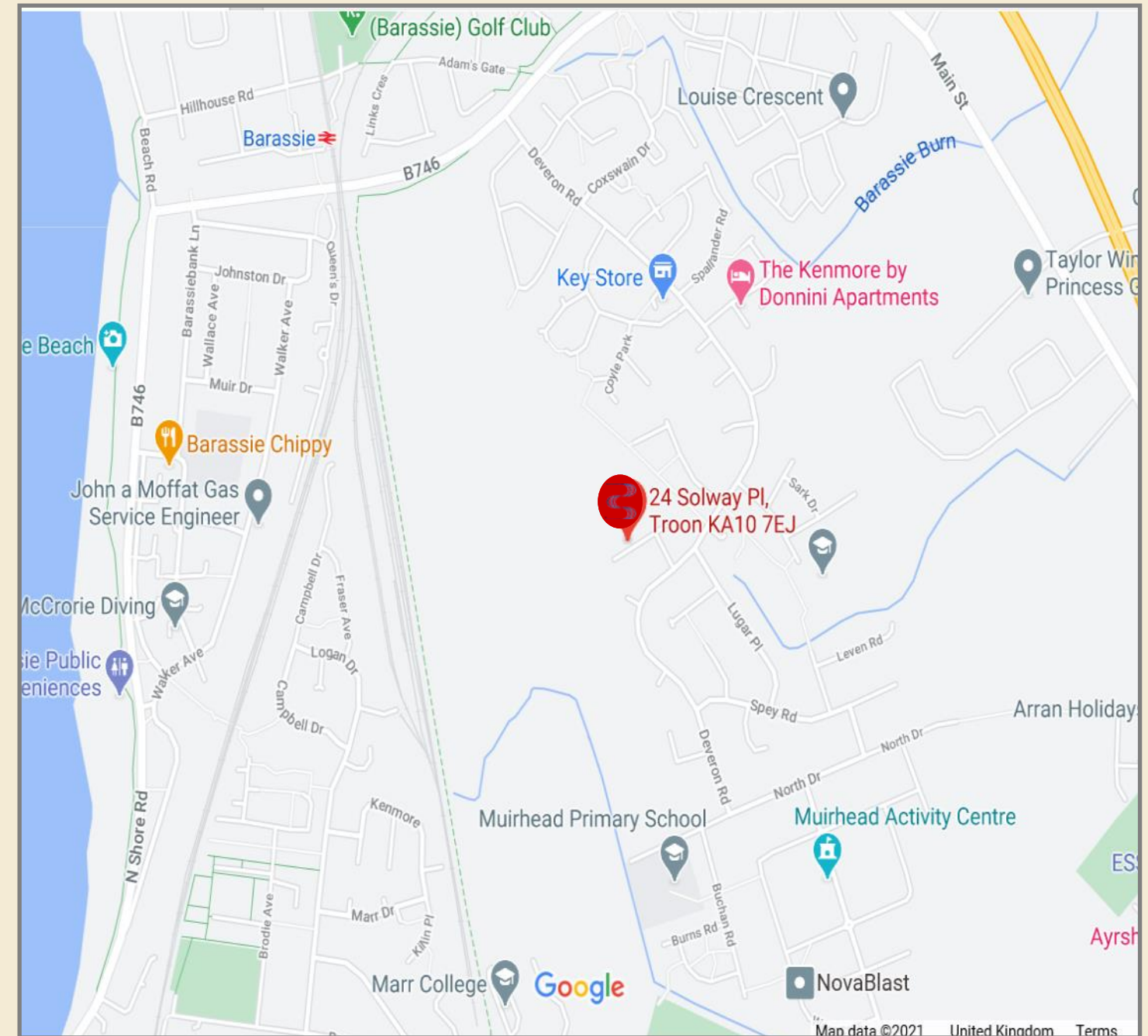
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

### 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, 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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### 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 April 2021.