



12 Academy Street, Troon

We are delighted to present to the market 12 Academy Street, Troon, a beautifully appointed three-bedroom detached sandstone property, showcasing traditional features, a slate roof, and an abundance of period charm. Nestled in the heart of Troon, this substantial home offers spacious and versatile accommodation throughout, seamlessly blending timeless architectural character with contemporary comforts. Presented in true walk-in condition, the property is ideally suited to families or professionals seeking a flexible layout and generous living space. Further benefits include an integral garage and a highly desirable location just a short walk from the seafront, allowing residents to enjoy all that this sought-after coastal town has to offer. Early viewing is highly recommended to fully appreciate the quality and appeal of this exceptional home.



The property in more detail consists of a welcoming entrance vestibule leads into a large, bright reception hallway, complete with a staircase to the first floor and access to the principal ground floor apartments. To the front of the property, there is a versatile study/bedroom one, featuring a large window and double timber doors that open into the lounge, offering flexibility of use. To the rear, the bright and spacious lounge provides a warm and inviting setting, centred around a feature fireplace with gas inset fire. Adjacent to the lounge is a well appointed modern kitchen/dining area, accessed via the rear hall.

The dining area is a particularly bright space, flooded with natural light from large windows. Flowing seamlessly from here, the modern kitchen is fitted with a range of floor-mounted units, contemporary worktops, a five-ring ceramic hob with extractor fan, integrated dishwasher, and space for a fridge freezer, an ideal setting for any aspiring chef. Double patio doors provide direct access to the rear courtyard, perfect for indoor-outdoor living and entertaining. An internal door from the kitchen leads to the integral garage, which incorporates a useful utility/laundry area with space for a washing machine and tumble dryer. The garage itself offers ample space for a vehicle, along with additional storage. Completing the ground floor accommodation is a modern, fully tiled wet room located off the main hallway, fitted with a shower, WC, and wash hand basin.

Stairs from the hallway lead to the upper landing, where there are two well-proportioned double bedrooms and a bathroom. Bedroom two is bright and spacious, enhanced by both a dormer window and a Velux window, allowing for an abundance of natural light, and further benefits from built-in storage. Bedroom three, currently utilised as a second sitting room, features dual-aspect dormer windows, with the rear aspect enjoying partial sea views towards South Beach, and includes a charming log-burning stove. The bathroom on this level comprises a freestanding bath, WC, and wash hand basin.

The property has been thoughtfully upgraded throughout to offer a superb standard of living, including attractive Karndean flooring on the ground floor, gas central heating, and underfloor heating in the shower room.

External you will find a south facing court yard with mature shrubs, the perfect place space to sit out and enjoy the summer sunshine.



Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3185

Below: Dining Area



Below: Kitchen



Below: Kitchen



Below: Bedroom One / Study



Below: Entrance Hallway



Below: Shower room



Below: Bedroom Two



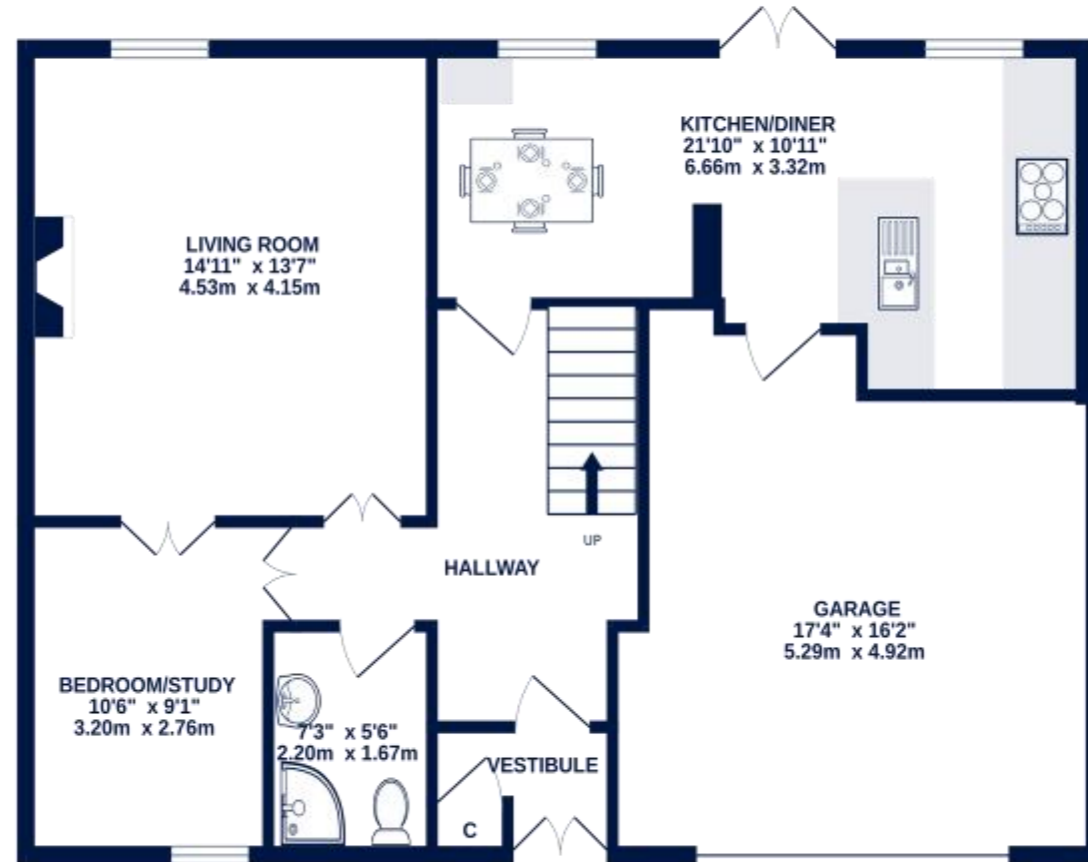
Below: Bedroom Three



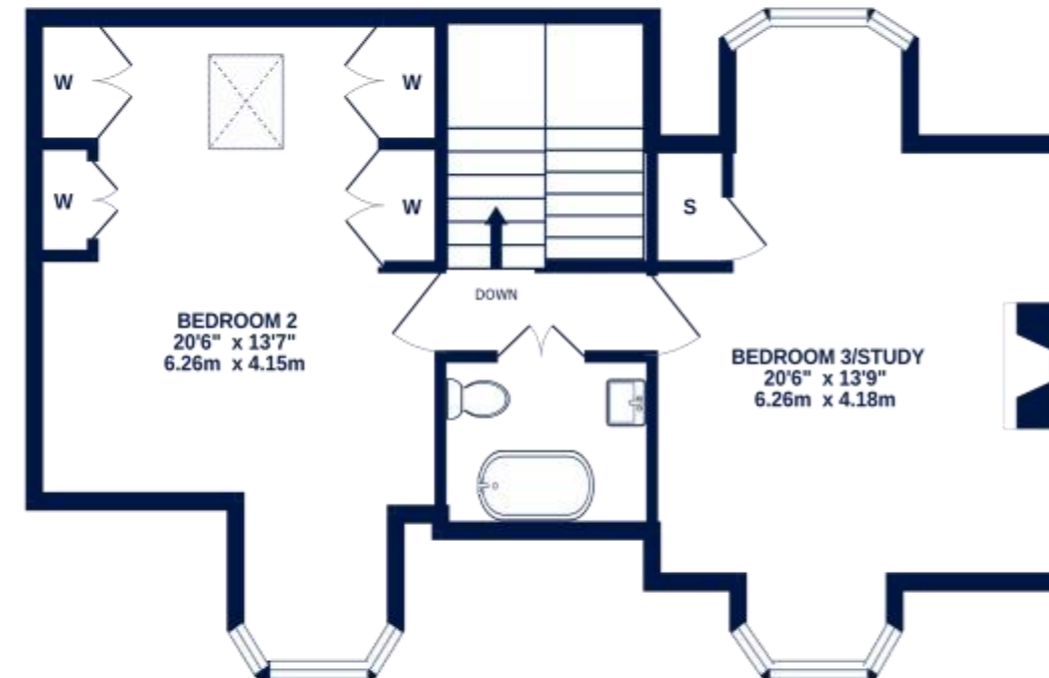
Below: Bathroom First Floor



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 Yard





Below: South Beach



GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. Heating is by gas central heating. The property windows are double glazed.

EER Rating:

EER: D56

Council Tax:

The property is band D and the amount of council tax payable for 2025/2026 is £2,432.28
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd , 1 Templehill, Troon, KA10 6BE
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.

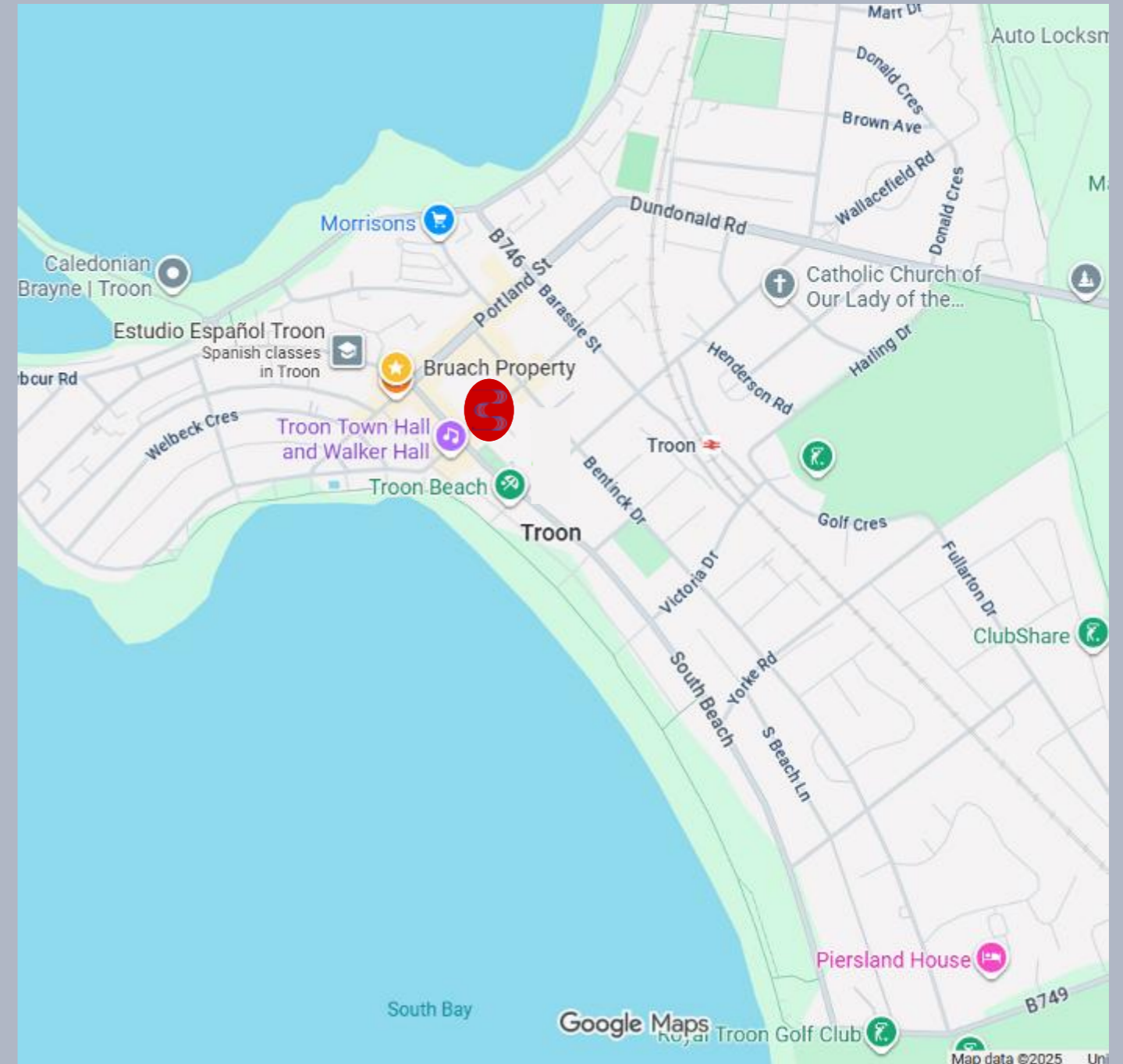
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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

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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 April 2026