



4A GILLIES STREET | TROON | KA10 6QJ

[www.bruachproperty.com](http://www.bruachproperty.com)

OFFERS OVER: £68,000

## 4A Gillies Street, Troon

Bruach Property are proud to present to the market 4A Gillies Street, a beautifully presented one-bedroom ground floor flat set in the heart of Troon. This charming home effortlessly combines character and convenience, carefully maintained by the current owner. From the moment you step inside, the property offers a warm and inviting feel, making it truly ready to move into. Perfectly positioned just a short walk from Troon's bustling town centre, residents can enjoy immediate access to a fantastic selection of shops, cafes, restaurants, and transport links, as well as the stunning beachfront just minutes away. This property represents an outstanding opportunity for first-time buyers looking to step onto the property ladder, or for savvy investors seeking a strong buy-to-let prospect in a prime location.



The property in more detail comprises a spacious and well proportioned layout, including a bright and inviting living room, a modern fitted kitchen, a stylish shower room, and a generous double bedroom. Access is gained via a well maintained communal entrance, with the flat conveniently positioned on the ground floor to the left, ideal for ease of access. Upon entering, you are welcomed by a warm and inviting hallway which provides access to all main apartments. The impressive rear-facing living room is flooded with natural light from a large window and features a charming fireplace with open fire, creating a cosy focal point. The room offers excellent flexibility for a variety of furniture layouts, making it perfect for both relaxing and entertaining. The adjacent kitchen is both spacious and modern, fitted with a range of base units, a gas hob, fan oven, and ample space for white goods, ideal for everyday living. To the front of the property, the generously sized double bedroom enjoys pleasant views over the front garden through two double glazed windows. The room further benefits from a large built-in wardrobe with sliding doors, providing excellent storage. Completing the accommodation is a contemporary shower room, fitted with a double shower enclosure, overhead shower, WC, and wash hand basin, finished in a clean, modern style.

Additional features include gas central heating, double glazing throughout, and a gas boiler, ensuring comfort and efficiency all year round.

Externally, the property enjoys access to a well-kept communal rear garden, mainly laid to lawn, as well as a low-maintenance front garden finished with decorative stone chips.

Perfectly positioned for commuters, the property benefits from excellent transport links, with both Troon and Barassie train stations nearby offering regular services to Ayr and Glasgow. Barassie station is within easy walking distance, with Glasgow reachable in approximately 40 minutes, making this an ideal base for those looking to enjoy coastal living without compromising on connectivity.



Below: Entrance Hall

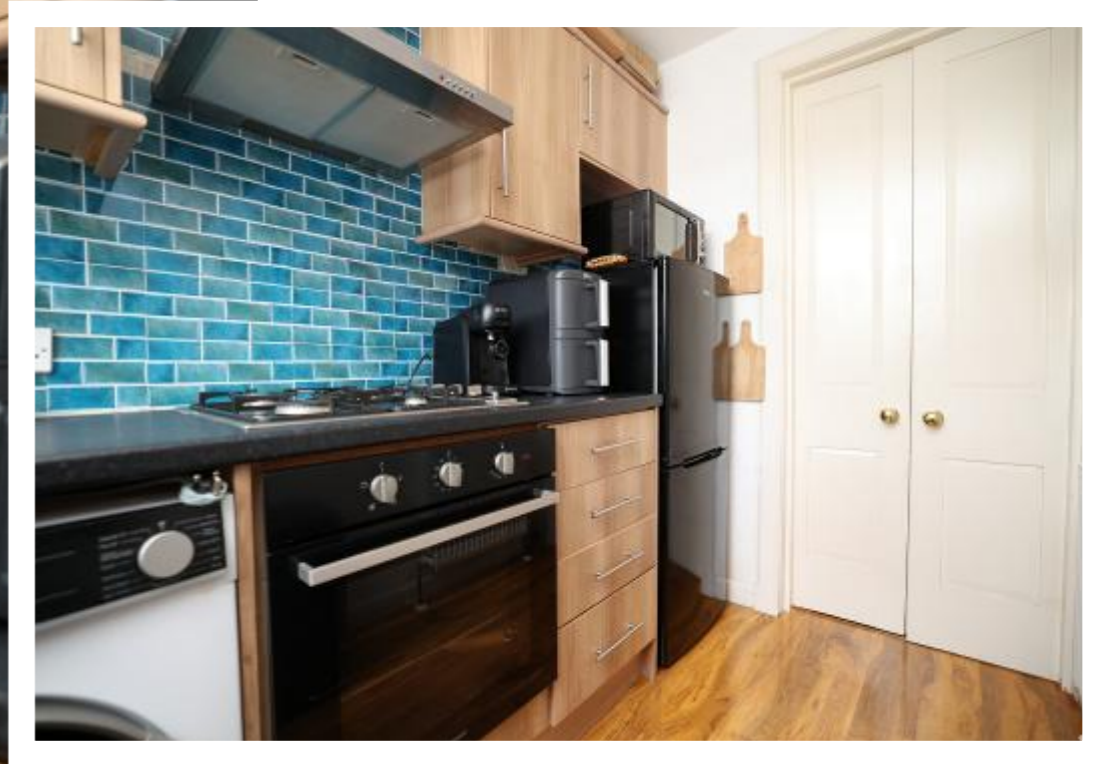


Below: Living Room

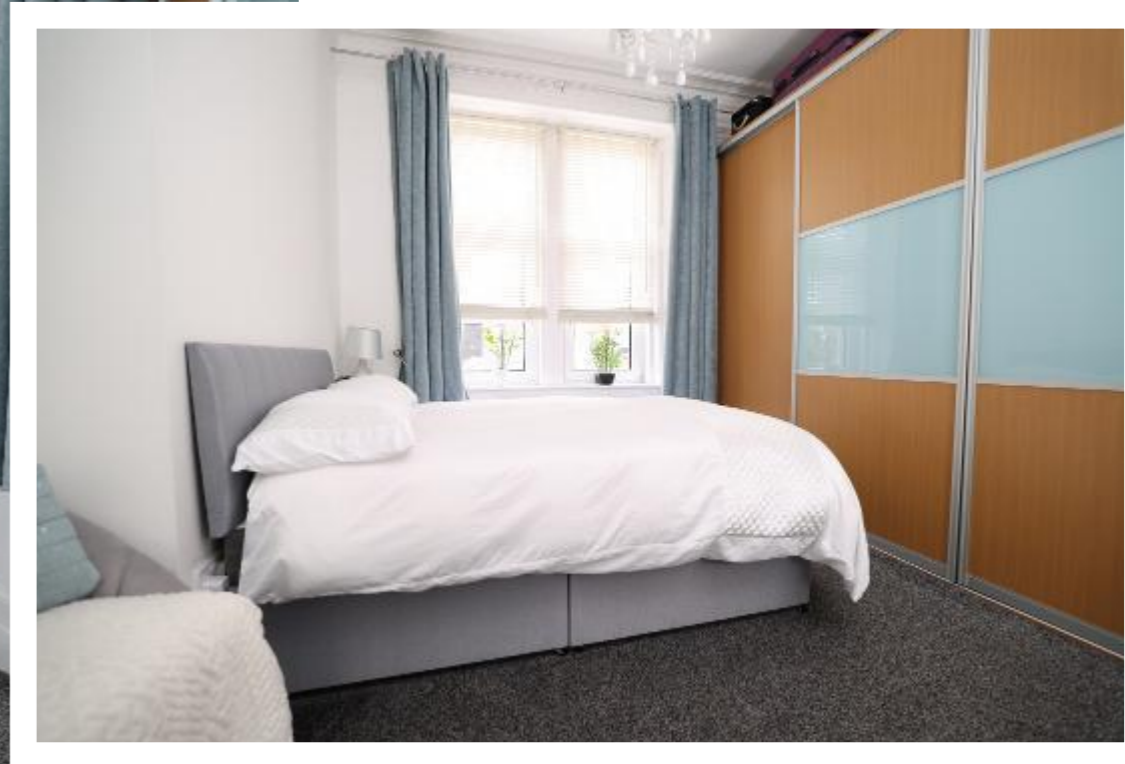


Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01292 690940  
or  
Email: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
Ref No. : BRU3150

Below: Kitchen    Right : Hallway



Below: Bedroom One



Below: Shower Room

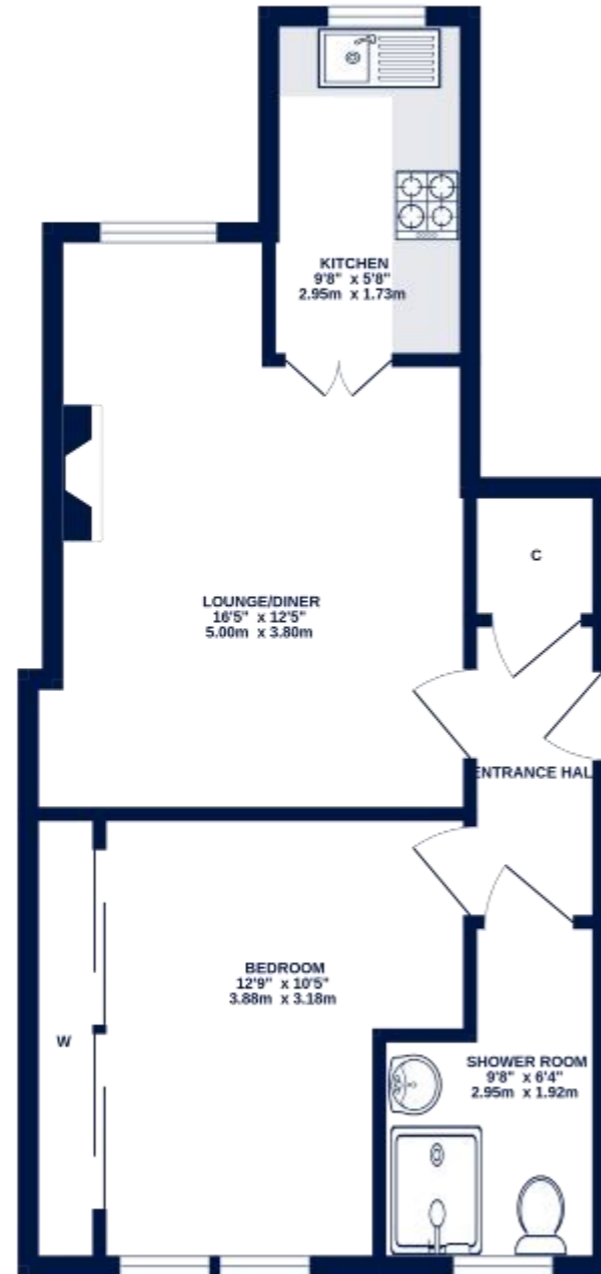


Below: Garden



Below: Garden





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 B and the amount of council tax payable for 2025/2026 is £1,687.62  
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 [troon@bruachproperty.com](mailto: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.

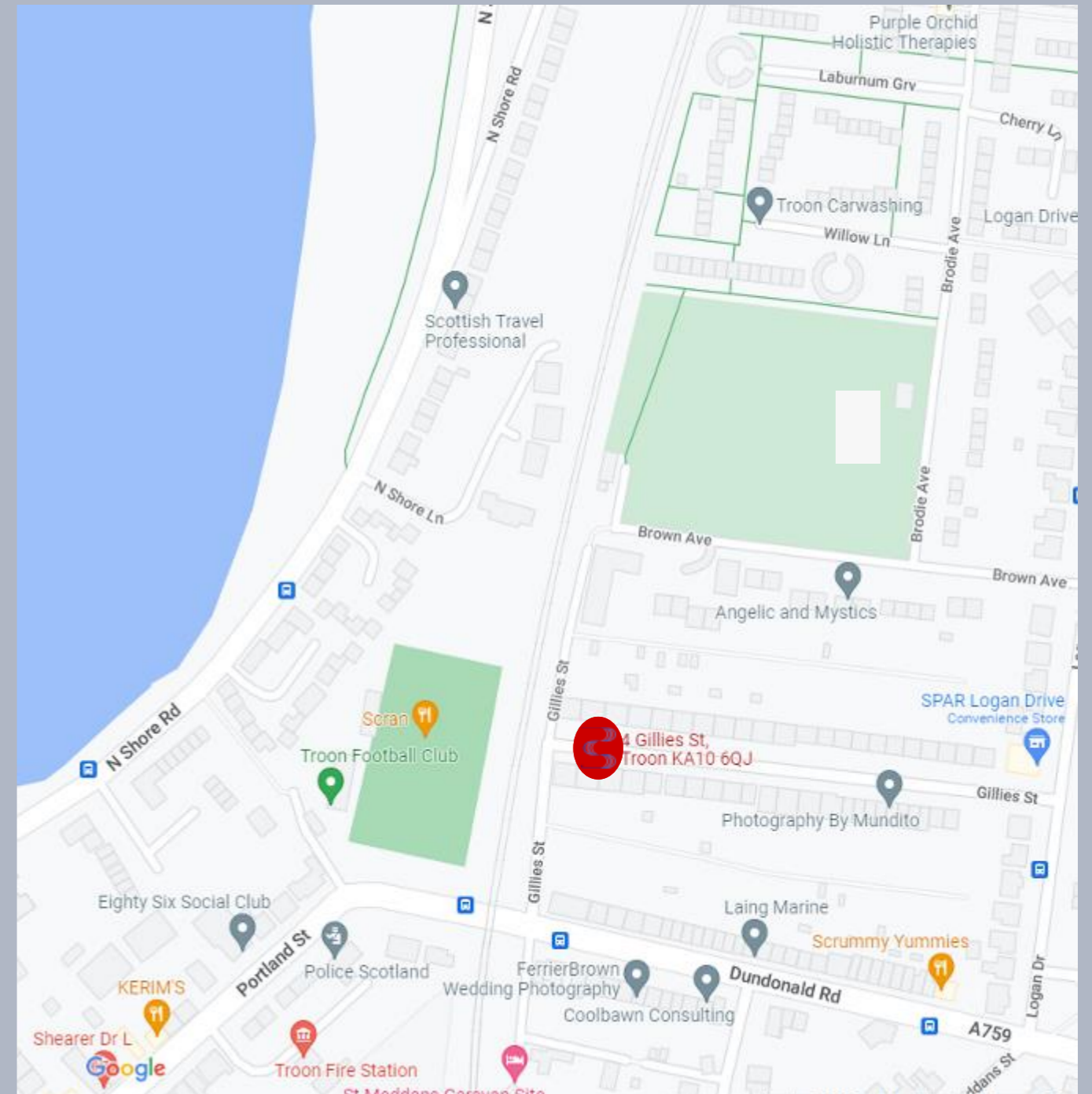
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

### 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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### 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

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 are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in August 2025.