



## 4C Brown Avenue | Troon

Bruach Property are delighted to introduce to the market 4C Brown Avenue, superbly positioned within a popular residential area of Troon. This beautifully presented two-bedroom top floor flat is neutrally decorated throughout and offers bright, generously proportioned accommodation. The property enjoys a desirable south-facing living room and is further enhanced by a substantial south-facing external garden. Ideally suited to discerning first-time buyers, downsizers or the rental market, early viewing is strongly advised to fully appreciate the quality and setting of this exceptional home.



The property is accessed via a secure communal entrance hall with stairs to the first floor, which leads to the main front door of the flat. Upon entering, a welcoming hallway provides access to all rooms within the accommodation.

To the rear of the property is a bright and spacious south-facing lounge, filled with natural light from a large window creating a comfortable and inviting living space. Adjacent to the lounge is a stylish, modern fitted kitchen, complete with a range of quality units, sink and space for a free-standing gas cooker, offering both practicality and contemporary design.

The sleeping accommodation comprises two generous double bedrooms located to the front of the property, both benefiting from built-in storage cupboards. Completing the internal layout is the well-appointed bathroom, which includes a wash hand basin, WC and a bath with shower over.

Externally, the property enjoys access to a communal drying area laid to grass, as well as a large south facing private garden, also laid to grass ideal for outdoor relaxation.

Situated within the popular coastal town of Troon, the property is well placed for a wide range of amenities including supermarkets, restaurants, hotels, schools and professional services. Troon is renowned for its excellent recreational facilities, including sailing from its yacht marina and outstanding golf opportunities, with eight golf courses in the area and Royal Troon Golf Club famously hosting The Open Championship. The town also boasts two sandy beaches, suitable for safe bathing as well as kite and windsurfing.

Troon benefits from excellent transport links, with mainline rail services to Ayr and Glasgow available from both Barassie and Troon stations. Glasgow can be reached in approximately 41 minutes by train, with several services per hour, or around 45 minutes by car, making this an ideal commuter location. Glasgow Prestwick International Airport is also close by, providing regular flights to Ireland and destinations across Europe.

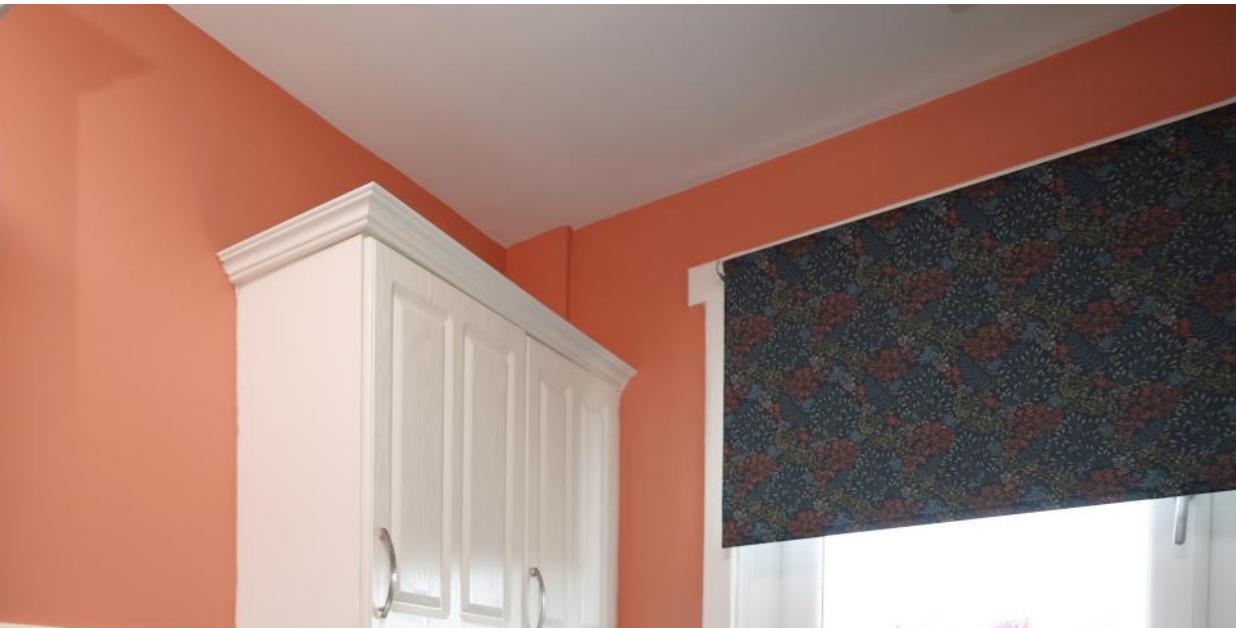


Below: Living Room



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01292 690940  
or  
Email: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
Ref No. : BRU3176

Below: Kitchen



Below: Hallway



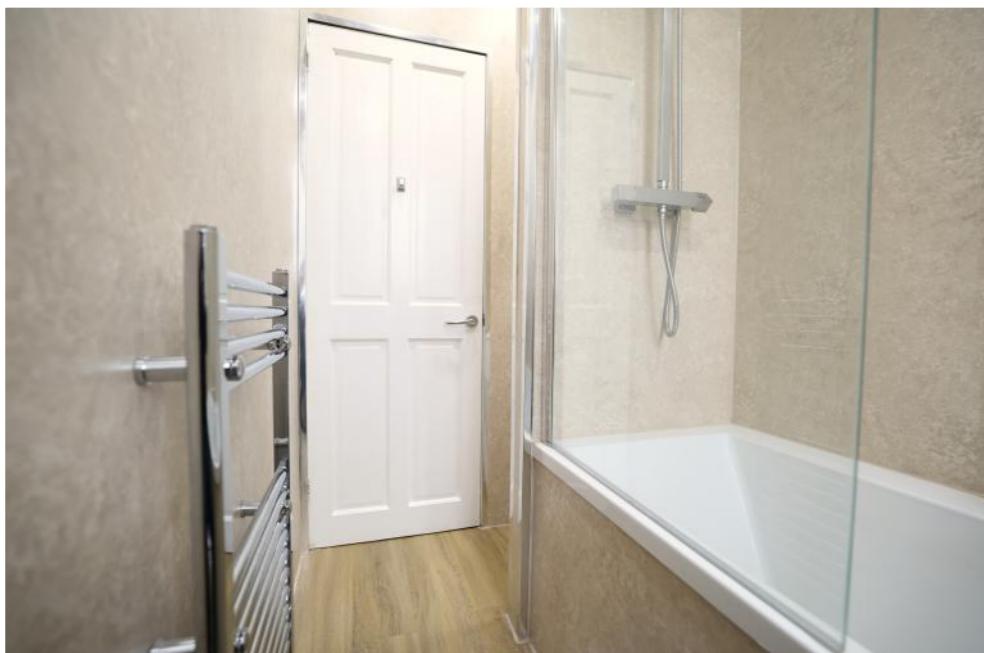
Below: Bedroom



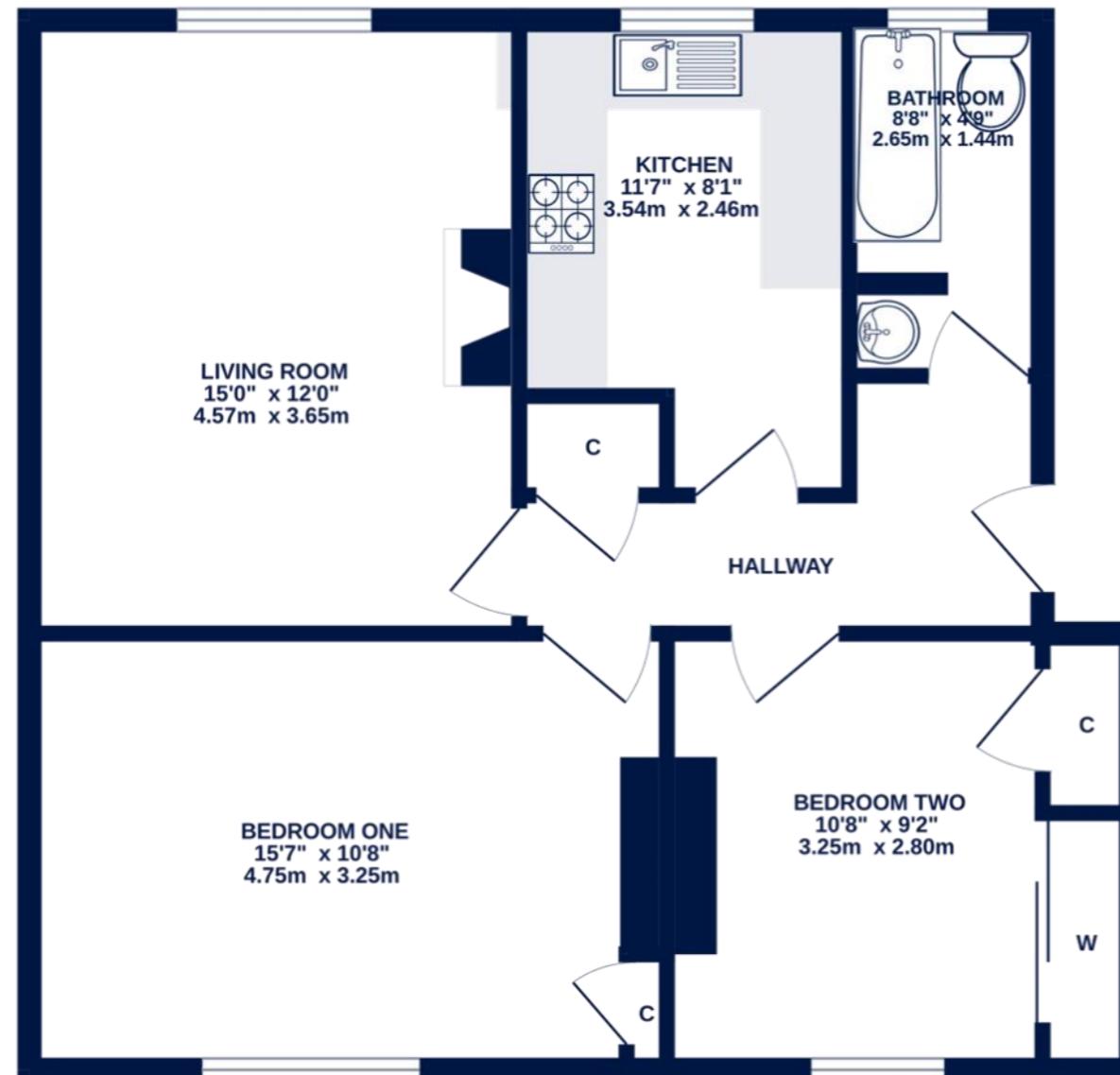
Below: Bedroom



Below: Bathroom



## ACCOMMODATION LAYOUT



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, 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(75)

### **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.

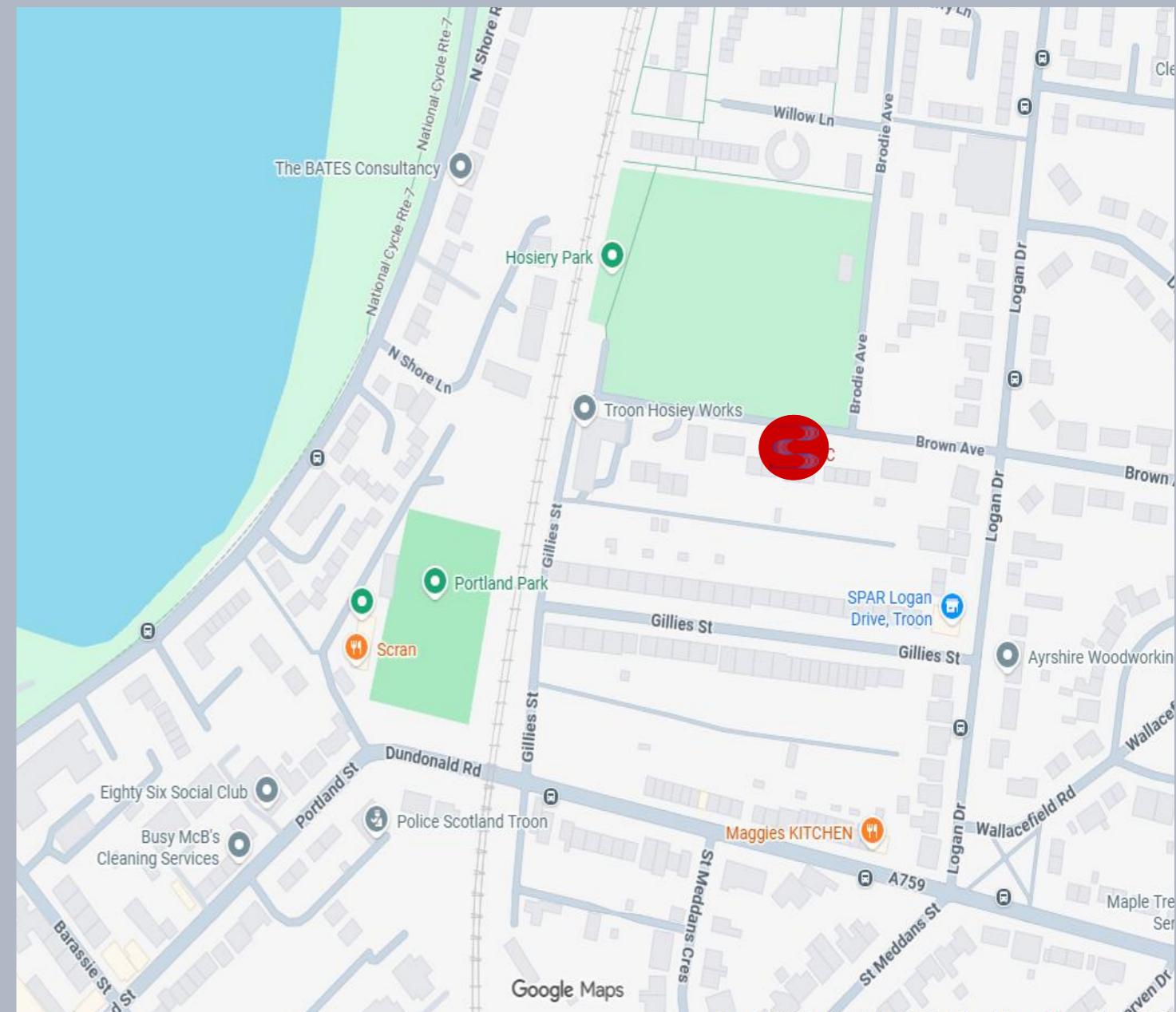
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

### **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.

## What's 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

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No person in the employment of Bruach Property Ltd has any authority to make or give any representation or 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 February 2026.