

BRUACH
PROPERTY

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8 SOLWAY PLACE | TROON | KA10 7EJ

OFFERS OVER: £235,000

8 Solway Place, Troon

Bruach Property are delighted to present to the market 8 Solway Place, a beautiful three bedroom detached villa with a large rear single story extension within walking distance to the local schooling. The property is presented to the market in true show home condition with open plan living to the rear of the property making this a fantastic family home. Situated in a very popular residential area, with feature driveway, rear garden and garage, early viewing is a must for this property.



The accommodation in more detail comprises of a bright inviting hallway which gives access to the main ground floor apartments and upper floor. The spacious living room is located off the hallway to the front of the property and features an electric fire with limestone surround. The living room further benefits from having a large window offering views over the front garden. Access to the dining area can be gained through the double glass doors. A large feature of this property is the large open plan dining/ kitchen and family area, perfect for entertaining guests. There are also double patio doors from the family area that lead to the rear garden. The modern fitted kitchen features an array of wall and base units, plinth lighting, breakfast bar, coordinating worktops and tiled splash backs, stainless steel sink, five ring gas hob, double oven and space for white goods. A door from the kitchen leads to the utility room and a W/C. The utility room benefits from having a stainless steel sink and space for white goods, an external door provides additional access to the rear garden.

On the upper floor you will find a bright landing providing access to three bedrooms and bathroom. Bedroom one is a double room offering views across the rear garden. Bedroom two is the largest of the three bedrooms and benefits from a large built in wardrobe with sliding doors and separate cupboard. The third bedroom is single room with storage cupboard and views across the front garden. The fresh, fully tiled spacious bathroom features a bath, quadrant shower, wc sink with vanity unit and additional cupboard space. The bathroom is both functional and a great place to relax!. The property further benefits from having gas central heating and double glazing.

The property boasts a large enclosed rear garden laid to grass with mature shrub borders and paved patio area. A perfect place to relax and entertain during the summer months. The rear garden further benefits from having a large timber shed and a gate that leads out onto the adjacent golf course. To the front of the property, you will find a large mono block driveway that leads to an attached garage. The property further benefits from having an electric car charging point adjacent to the garage.

The popular coastal town of Troon has good facilities including, supermarkets, restaurants, hotels, schools, professional services as well as offering a wide range of recreational facilities with sailing from its yacht marina, golf and much more. Troon is home to eight golf courses with Royal Troon hosting the 'Open' Championships. Its two beaches lend themselves to safe bathing, kite and wind surfing. Beautiful walks, cycling paths, and play parks.





Viewing by strictly by appointment only, please contact
Bruach Property on Tel:01292 690940
or
Email: info@bruachproperty.com
Ref No. : BRU2787

Below: Dining Room



Below: Kitchen/Living



Below: Kitchen



Below: Kitchen



Below: Utility Room Right: W/C



Below: Bedroom One



Below: Bedroom Two



Below: Bedroom Three

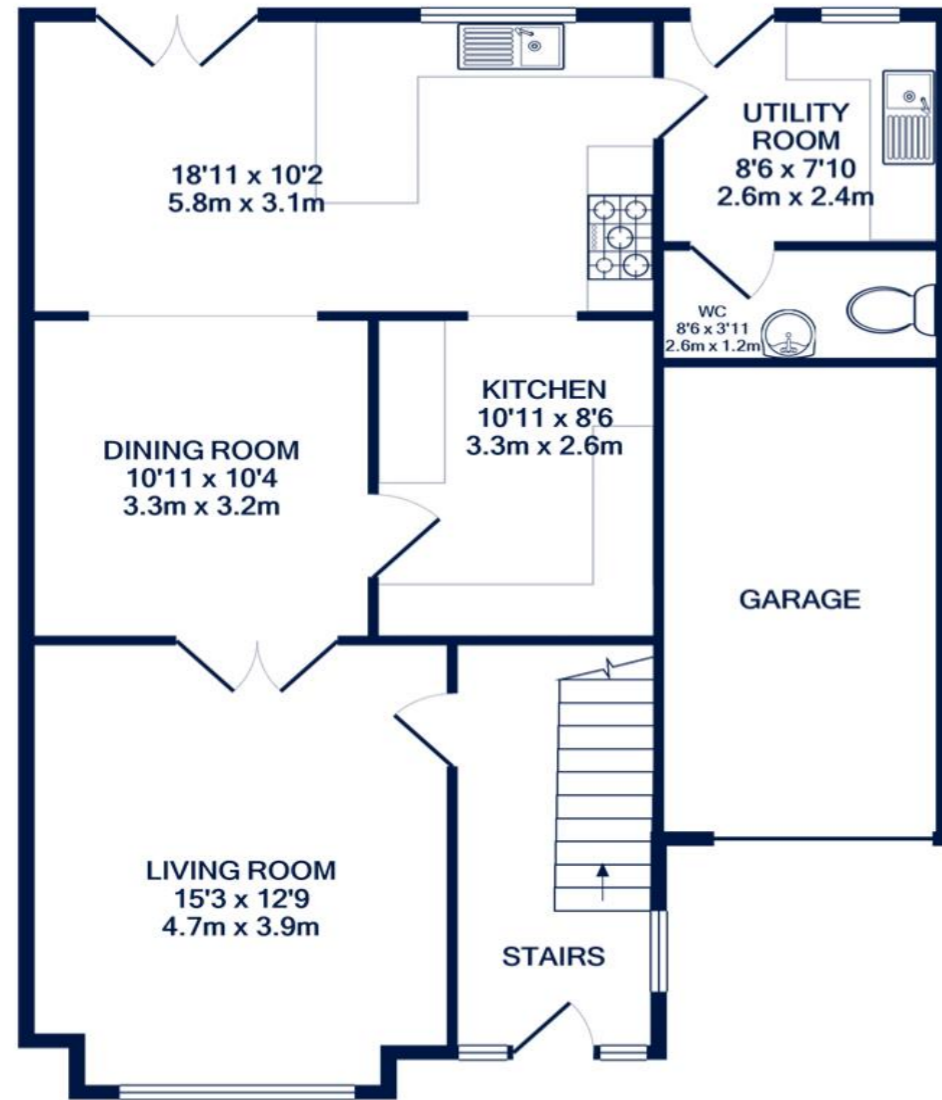


Below: Bathroom



Below: Rear 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 (72)

Council Tax:

The property is band E and the amount of council tax payable for 2021/2022 is £1,767.13
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.

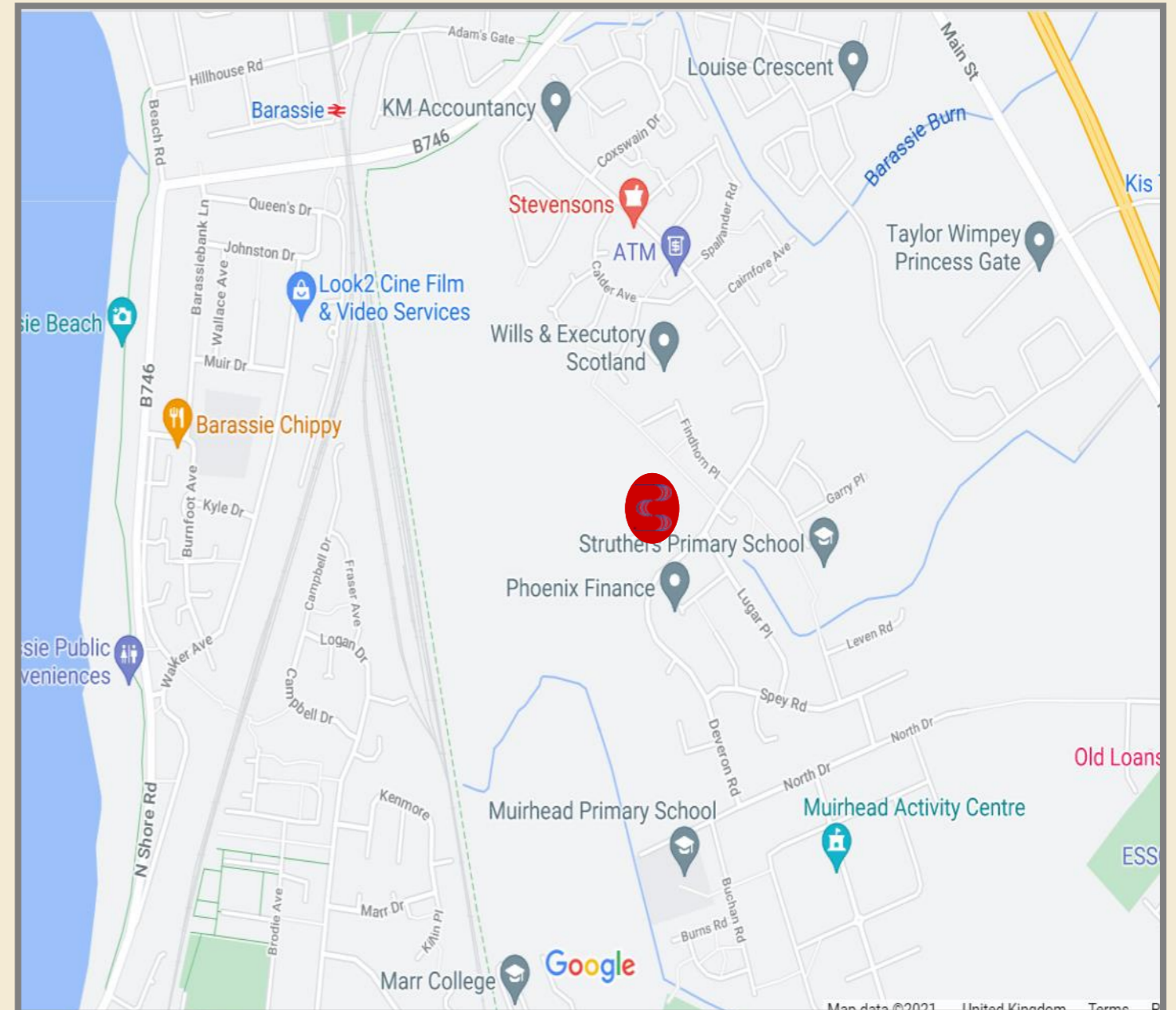
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

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 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 August 2021