



**BRUACH**  
PROPERTY

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2 MACKIE CLOSE | TROON | KA10 7LZ

OFFERS OVER: £ 239,000

## 2 Mackie Close, Troon

Bruach Property are delighted to present to the market this beautiful four bedroom property built by Taylor Wimpy with garage. A substantial modern family home quietly positioned within the popular Mackie Close area of Troon. This modern detached villa sits in a large plot with private garden to the rear and with driveway for several cars to the front. Being a cul-de-sac, Mackie Close is relatively traffic free and therefore ideal for families and those clients with young children. Viewing highly recommended.



The property in more detail reveals a bright front facing lounge with an attractive bay window. There is a separate dining room which can be found through two double doors to the rear of the living room. Adjacent to the dining room you will find a modern kitchen/diner. The modern kitchen in details consists of an array of base/wall mounted units with coordinating worktops over tiled splash backs, gas hob, fan oven with separate grill, cooker hood and an inset stainless bowl sink. The kitchen area gives access to the large south facing rear garden. The ground floor layout further benefits from having a garage. A WC completes the accommodation on the ground floor.

On the upper floor you will find a bright landing give access to four double bedrooms and family bathroom. To the front of the property you will find Bedroom one and two both double bedrooms offering views across Mackie Close. Bedroom Two further benefits from having a built-in wardrobe. Bedroom three is a double bedroom found to the rear with views over the rear garden and the surrounding area. Competing the sleeping accommodation is the master bedroom found to the rear and has built in wardrobes and an en-suite shower room. Completing the accommodation on the upper floor is a three piece family bathroom comprising of wc, whb, over bath shower and bath.

This modern family home has gas central heating and double glazing and tarmac driveway. There is a low maintenance garden to the front of the property. To the rear of the property you will find an enclosed garden with large grass lawn area with a corner sectioned off and laid with decorative bark currently used for a children's play area.

The town has mainline train links with Ayr and Glasgow, with stations both in Barassie and Troon. 41 minutes to Glasgow with several trains an hour or 45 minutes by car, makes it an ideal commuter town. In addition, 5 miles away, Glasgow Prestwick International Airport provides regular flights to Ireland and the rest of Europe. There are numerous good schools in the immediate vicinity to choose from at all levels, with Struthers Primary and Marr College Secondary School both within walking distance.



Below: Entrance



Viewing by strictly by appointment only, please contact  
Bruach Property on Tel:01292 690 940  
or  
Email: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
Ref No. : BRU2867

Below: Dining Room



Below: Kitchen Diner



Below: Kitchen Diner



Below: Bedroom One with en-suite



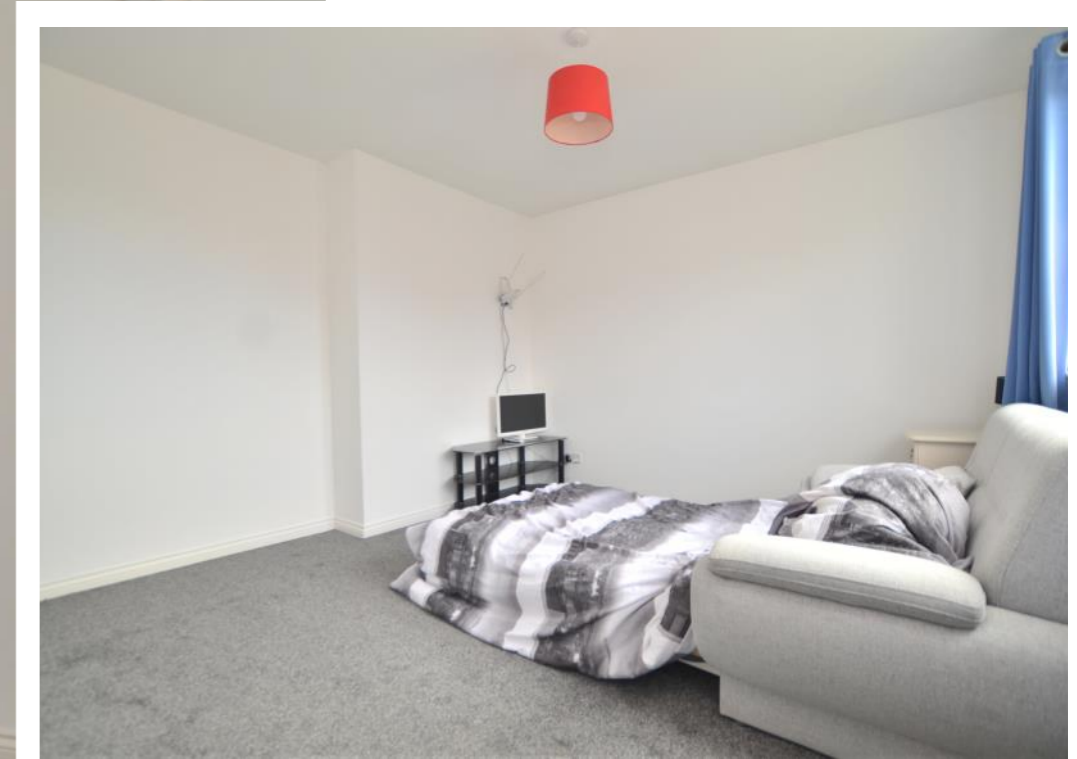
Below: Bedroom One







Below: Bedroom Two

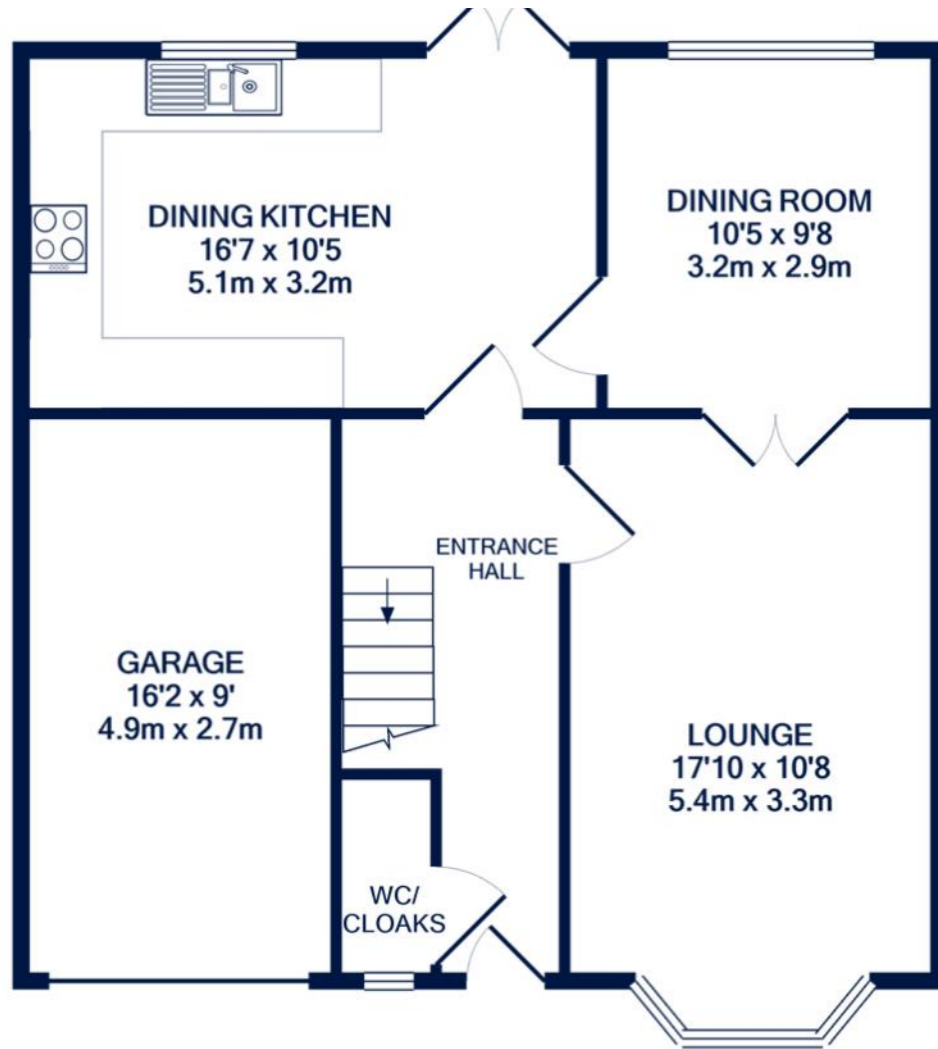


Below: Family Bathroom

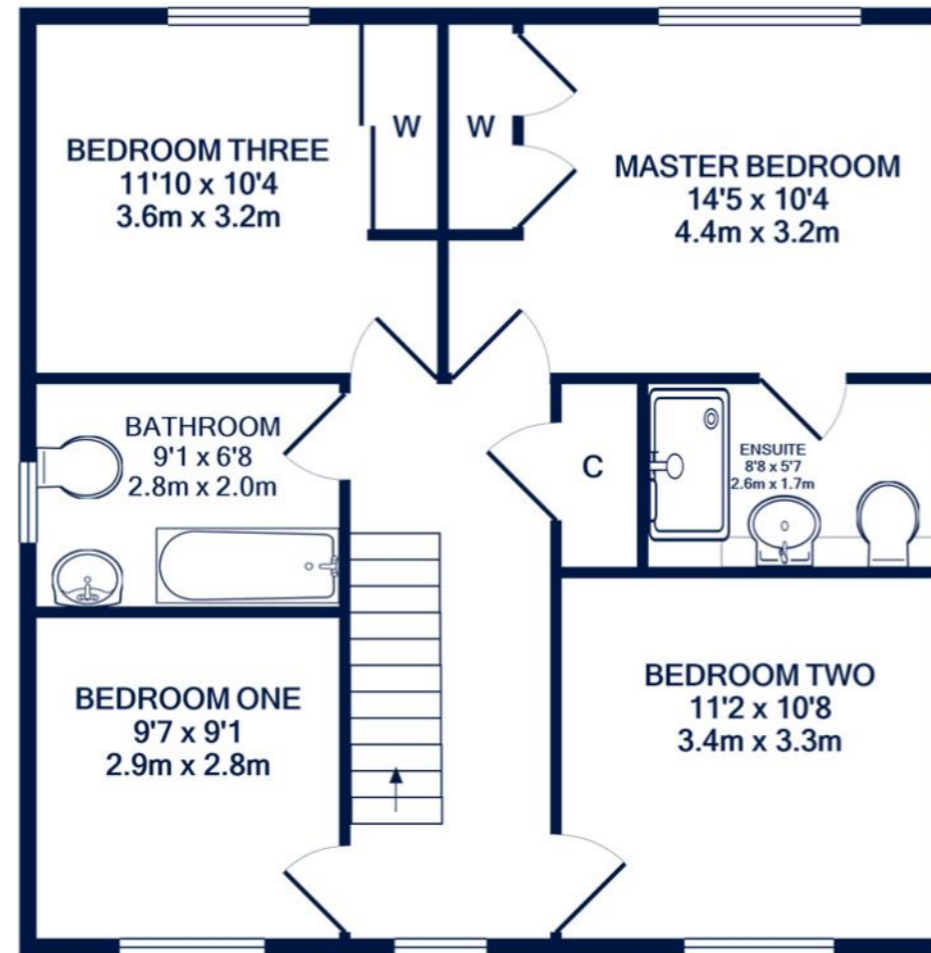


Below: Rear Garden





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 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: C76

### Council Tax:

The property is band F and the amount of council tax payable for 2020/2021 is £ 2,848.82  
South Ayrshire Council Tel: 0300 123 0900.

### Viewing:

Strictly by appointment with Bruach Property Ltd ,1 Templehill, Troon, KA10 6BQ  
Tel:01292 690 940 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.

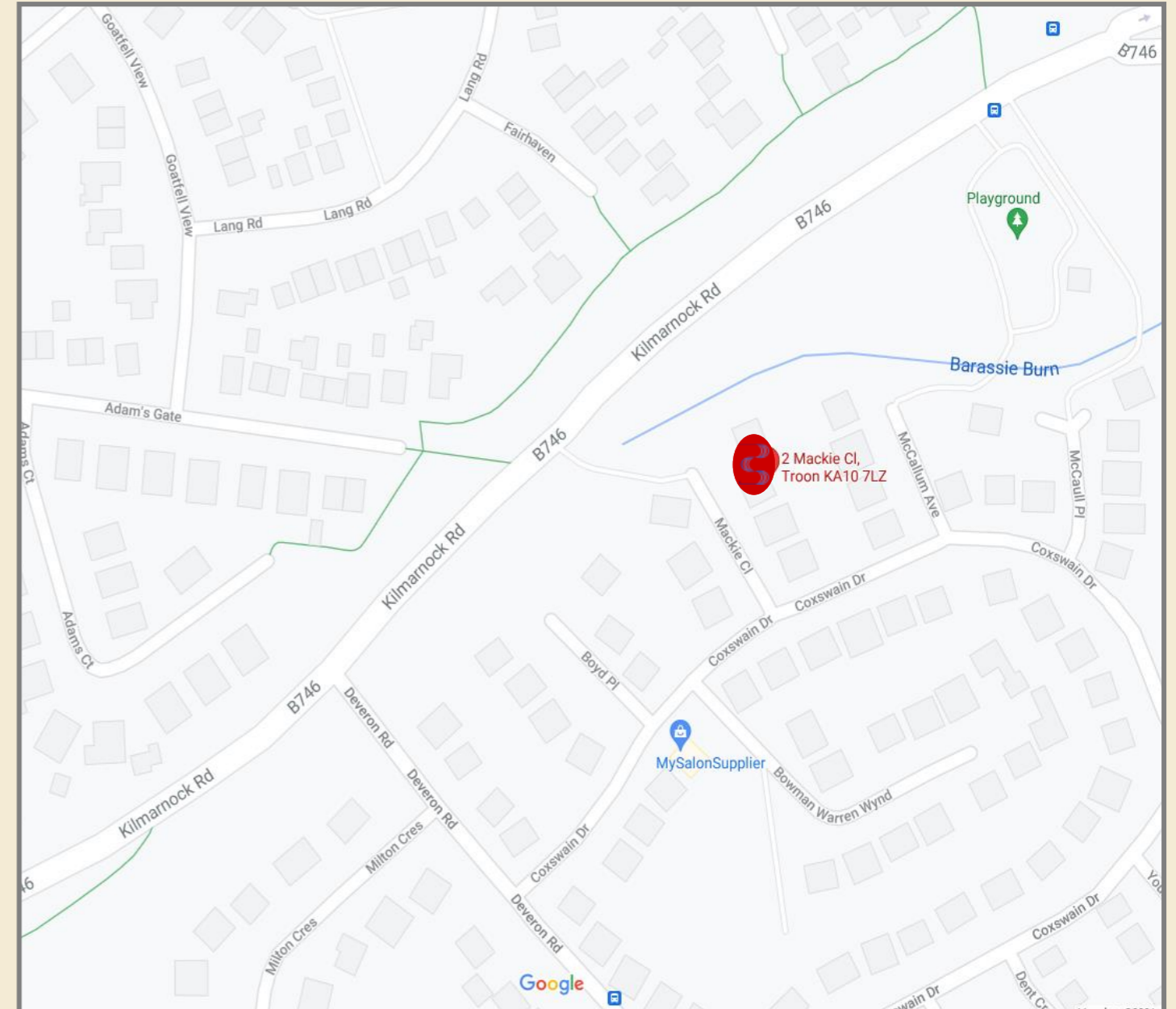
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

### 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 all blinds & curtain poles will be left in the property.

### 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.

Girvan  
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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 June 2019.