



9 Beechwood Paddock | Loans

Bruach Property are delighted to present to the market this beautiful three bedroom bungalow with detached garage. A substantial modern home quietly positioned within the popular Beechwood Paddock area of Loans. This detached bungalow sits in a large plot and has the benefits of all on the level accommodation, off street parking including a driveway and detached garage. Being a cul-de-sac, Beechwood Paddock is relatively traffic free and therefore the property would appeal to a variety of purchasers. Viewing is highly recommended.



The property's bright and welcoming entrance hall immediately sets the tone, with a convenient cupboard just off to the side. This leads directly into the spacious, front-facing lounge, which is flooded with natural light from a large, attractive picture window overlooking the beautiful front garden. Through a door at the rear of the living room, you'll find a separate dining area, perfect for more formal gatherings or leisurely meals.

Moving on to the kitchen, this space is a culinary haven, featuring an array of sleek, coordinating base and wall-mounted units complemented by practical worktop space. The kitchen is equipped with a gas hob, fan oven, and cooker hood, as well as an integrated fridge freezer and a stainless steel sink - all the essentials for the aspiring home chef.

The sleeping quarters consist of three well-appointed bedrooms. The first bedroom, located off the dining area, is the smallest of the three but could easily double as a study or snug. The second and third bedrooms, situated at the rear of the property, are both large, airy double rooms with lovely views over the back garden. Completing the accommodation is a spacious four-piece family bathroom, boasting a WC, wash basin, quadrant shower, and bathtub - ideal for relaxing after a long day.

This truly is a spacious, family-friendly home, with the added benefits of gas heating and double glazing throughout. The property further benefits from having a high energy efficient rating (A) which is helped by good levels of insulation and solar panels.

The garden to the front is laid to grass with mature shrub borders and mono block paths. The rear enclosed garden is laid to grass with mature trees and shrub borders. The rear garden also offers various seating areas to enjoying the summer sunshine. To the side of the property, you will find a large mono block driveway providing access to a detached garage.



Below: Dining Area

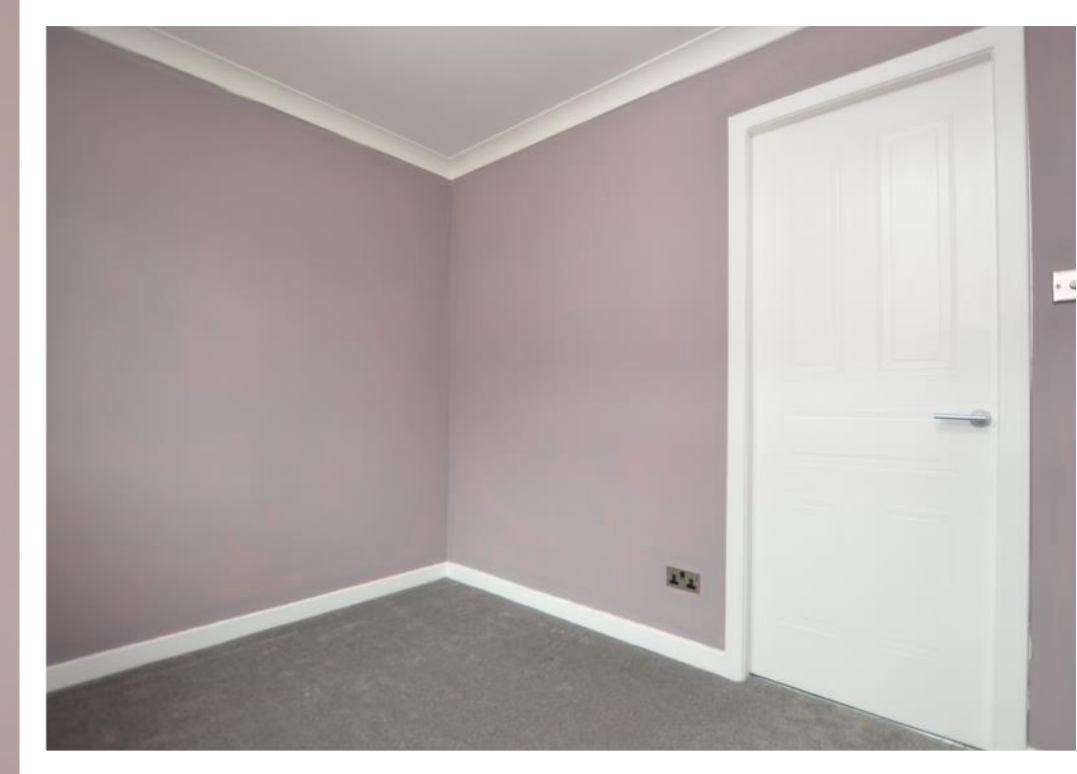


Below: Kitchen



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3092

Below: Bedroom One



Below: Bedroom Two

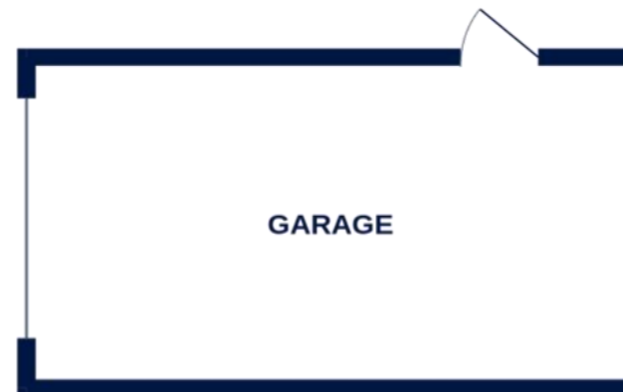


Below: Bedroom Three



Below: Bathroom





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



Below: Front Garden and Driveway



GENERAL REMARKS

Services:

The property has mains water, drainage, gas and electricity. Heating is gas heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER - A93

Council Tax:

The property is band E and the amount of council tax payable for 2024/2025 is £2,577.10
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.

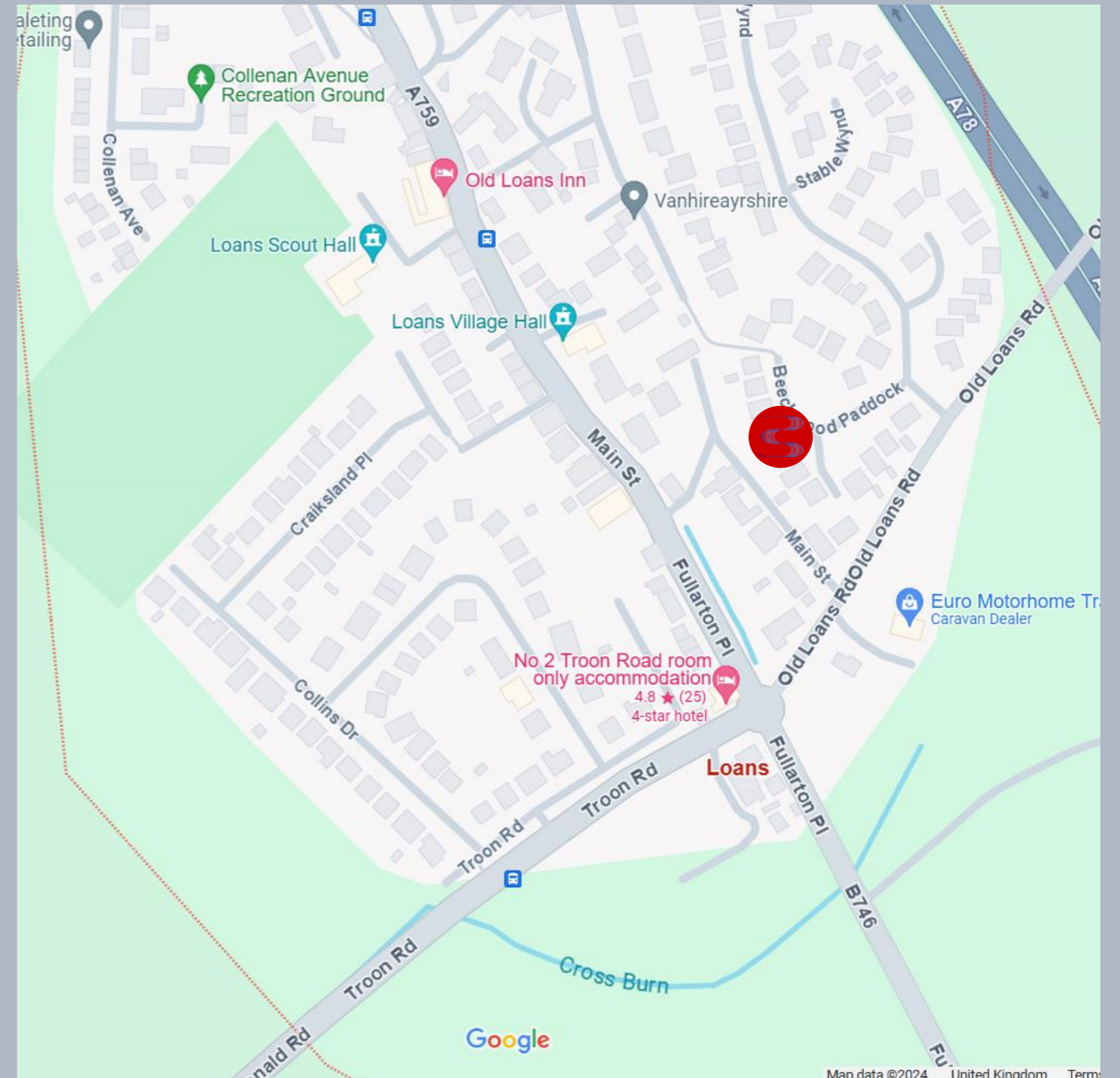
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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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GIRVAN

31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU

**E: info@bruachproperty.com
T: 01655 331 616 | F: 01465 238002**

TROON

1 Templehill | Troon | South Ayrshire | KA10 6BQ

**E: 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 have been sold, let or withdrawn. Photographs and particulars were taken in August 2024