





## 26 Hawthorn Drive | Ayr

Nestled in the heart of the highly sought-after residential area of Ayr, Bruach Property is thrilled to offer to the market 26 Hawthorn Drive. The property is a spacious detached extended two-bedroom bungalow that exudes warmth, comfort, and an exceptional standard of living. The property further benefits from having a detached garage and large attic room. Viewing of this lovely property is highly recommended.



This property offers an impressive array of features and amenities that create a truly inviting and functional living space. The entrance vestibule leads into a large, bright L-shaped hallway which provides easy access to the main apartments. Venturing towards the rear of the home, you'll find a spacious living room with a stunning focal point - a feature fireplace with a living flame gas fire. This cosy and warm room is complimented by double glass doors that open to a generously sized conservatory, which boasts lovely views over the rear garden. The conservatory further benefits from an external door leading directly to the garden, as well as a single door connecting it to the impressively sized kitchen and dining area.

The kitchen and dining space is a true highlight, offering ample room for meal preparation, dining, and entertaining. The kitchen itself is expertly equipped, featuring an array of sleek, coordinating base and wall-mounted units that provide abundant storage. The practical and stylish worktops offer plenty of prep space, while the integrated appliances - including a gas hob, fan oven with grill, cooker hood, and fridge freezer - cater to the needs of the aspiring home chef. A stainless-steel sink and space for additional white goods complete this well-appointed kitchen, making it the heart of the home.

The sleeping accommodation is equally impressive, with two generously sized double bedrooms located at the front of the property. Bedroom one boasts a large, bright bay window and a fitted bedroom suite, while bedroom two features an ensuite shower room for added convenience. Completing the accommodations on the ground floor is a modern shower room with a WC, sink, and a walk-in shower. The property is further enhanced by a floored and lined attic room, accessible via stairs from the hallway, which offers additional storage space with built-in units and two separate storage cupboards.

Throughout the home, the property benefits from the comfort and efficiency of gas central heating and double glazing, ensuring a cosy and energy-conscious living experience. The property also benefits from having solar panel located on the front of the property.

The front garden is laid to decorative stone chips for easy maintenance, while the large tarmac driveway to the side of the property leads to a detached garage and the beautifully landscaped rear garden. This fantastic outdoor oasis, with its well-manicured grass, mature shrub borders, and vibrant flower beds, provides the perfect setting to enjoy the summer sunshine and al fresco dining.





Below: Conservatory



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01292 690 940  
or  
Email: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
Ref No. : BRU3094



Below: Kitchen/Diner



Below: Kitchen





Below: Bedroom One





Below: Bedroom Two

Bottom Right : En-suite Shower





Below: Shower Room





Below: Attic Room

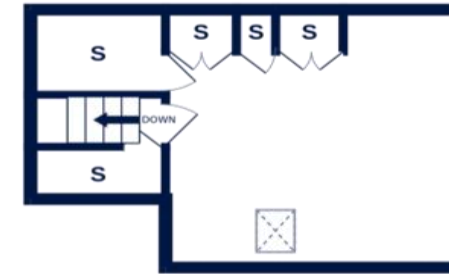




GROUND FLOOR



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, 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: D(61)

### 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](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.

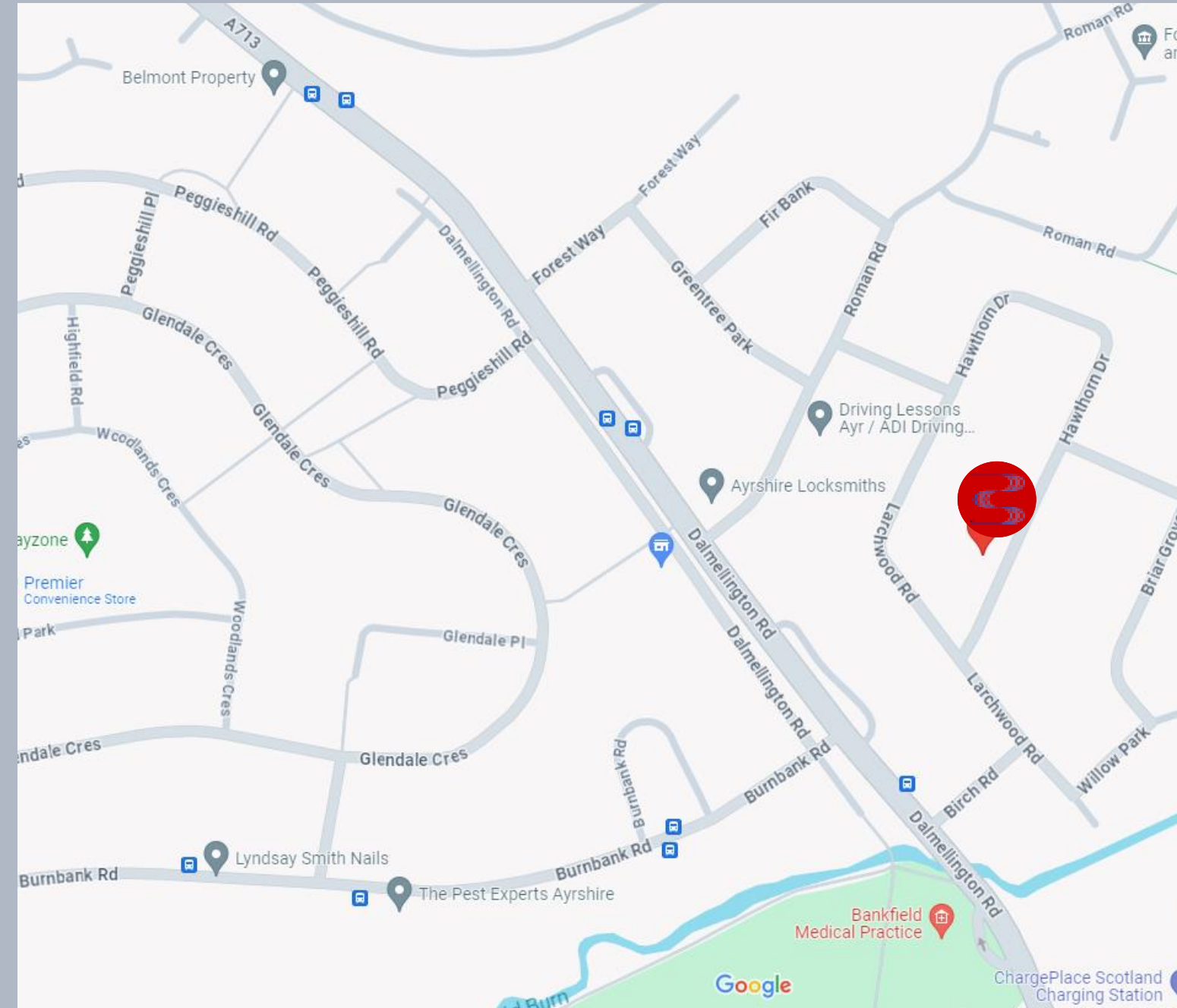
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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](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

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**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01655 331 616 | F: 01465 238002**

### TROON

**1 Templehill | Troon | South Ayrshire | KA10 6BQ**

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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.

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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