



 **BRUACH**
PROPERTY

www.bruachproperty.com

9D GILLIES STREET | TROON | KA10 6QH

OFFERS OVER: £79,000

90 Gillies Street, Troon

Bruach property are delighted to welcome to the market this lovely two bedroom first floor flat located in Gillies Street, Troon. The property is split over two levels presented with neutral décor throughout and offers spacious living with a modern touch while keeping traditional features. Located just a stone's throw away from the town centre with all of the local amenities. The property would be ideal for a first time buyer or buy to let investor. Viewing is highly recommended.



Upon entering the property, you are greeted by a spacious entrance hallway that provides direct access to the main living areas. The heart of the home is the generous living room, which faces the front of the property and offers a versatile space with ample room for an array of furniture configurations. This bright, airy room is highlighted by a large bay window that floods the space with natural light and affords views across Gillies Street.

Branching off the entrance hall is the modern, well-equipped kitchen, which is fitted with an abundance of wall and base units in a neutral colour, providing plentiful storage and preparation space. The kitchen is appointed with a sleek, durable worktops and features a ceramic hob and fan oven with grill, offering the homeowner convenience and functionality. A door from the kitchen leads to a utility/storage area, granting additional space for laundry appliances and general household items.

The sleeping accommodation consist of two generously sized double bedrooms, both situated at the front of the property to take advantage of the pleasant street views. Bedroom one, the smaller of the two, is accessed directly off the entrance hall and boasts a large single window, while bedroom two, the larger of the pair, is located on the first floor and offers ample space for freestanding wardrobes and other furnishings. Adjacent to bedroom two, a landing area could be transformed into a cozy work nook or reading alcove with a velux window offering partial views of Isle of Arran. Completing the accommodation is a modern, fully tiled bathroom fitted with a W.C, bath with over-head electric shower, and sink.

A door from the stair well leads to a communal drying green. Adjacent to the drying green you will find a separate garden laid to grass and shrubs borders for the use of flat D. The property further benefits from having gas central heating and double glazing.



Below: Kitchen

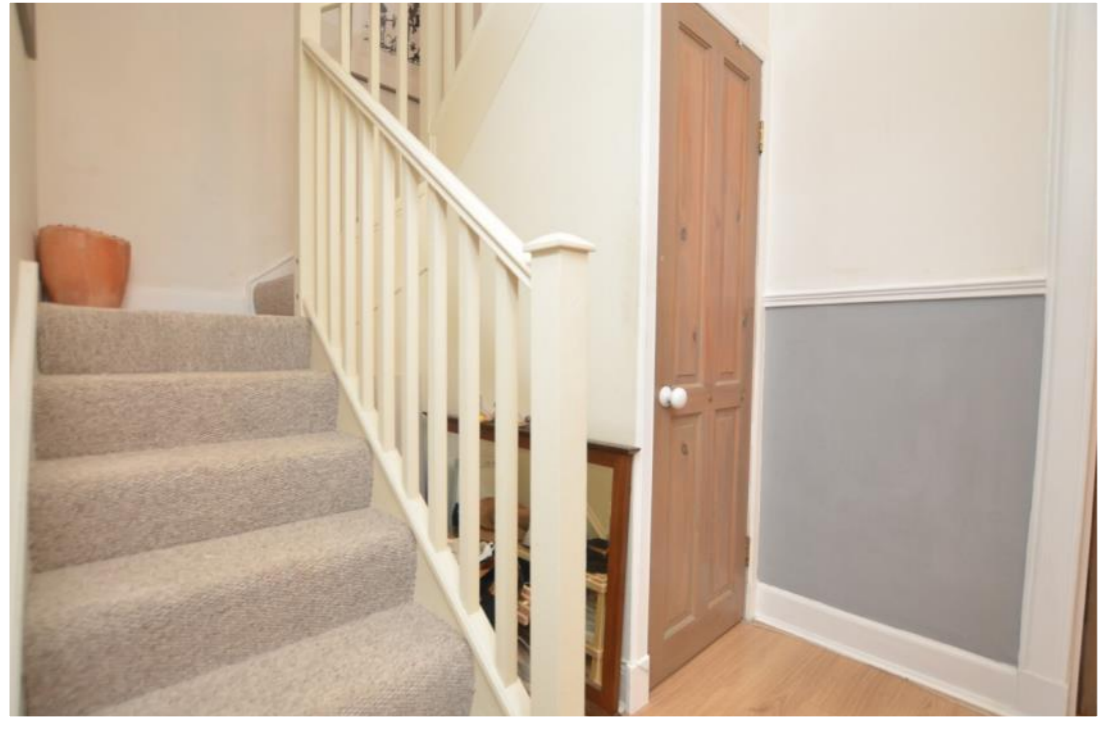


Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3095

Below: Store Right: Bathroom



Below: Hallway



Below: Bedroom One

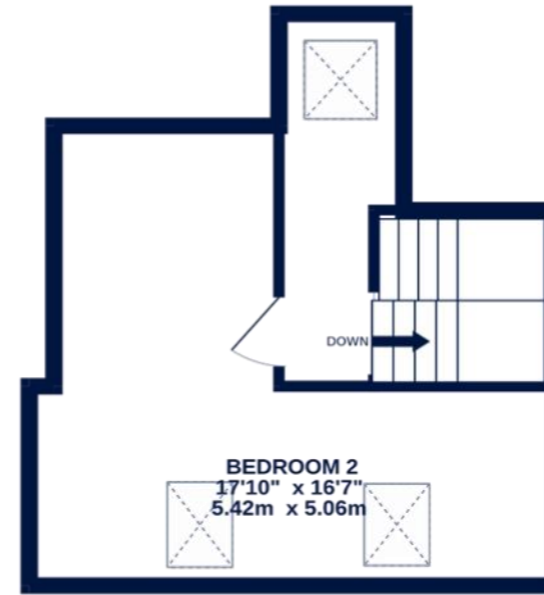
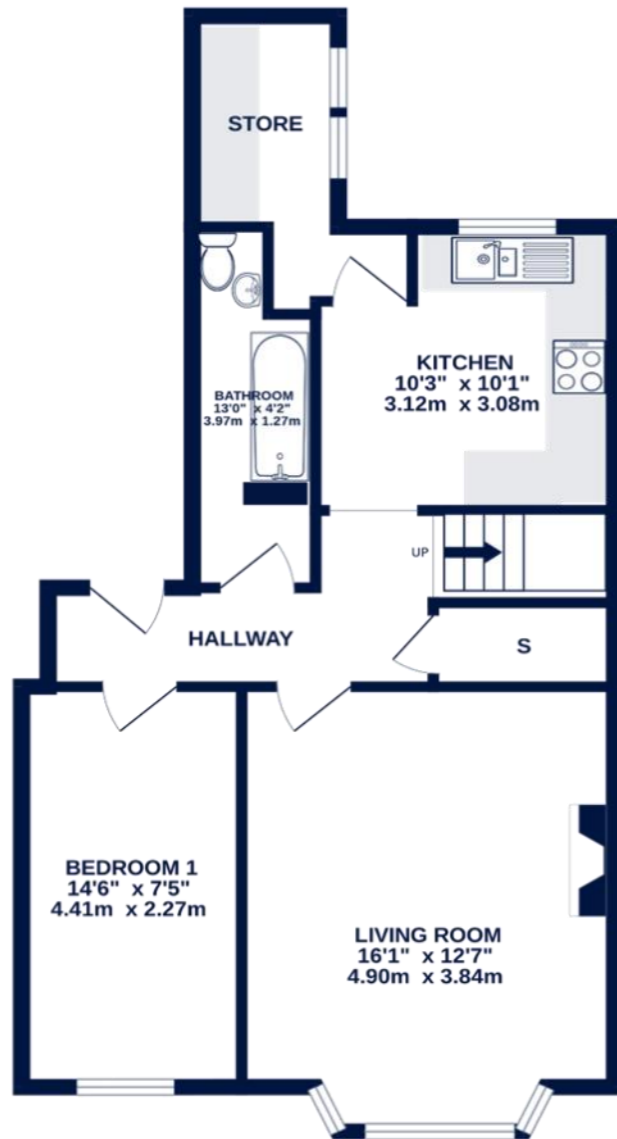


Below: Landing 1st Floor



Below: Bedroom Two





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. 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 B and the amount of council tax payable for 2024/2025 is £1,555.21
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.

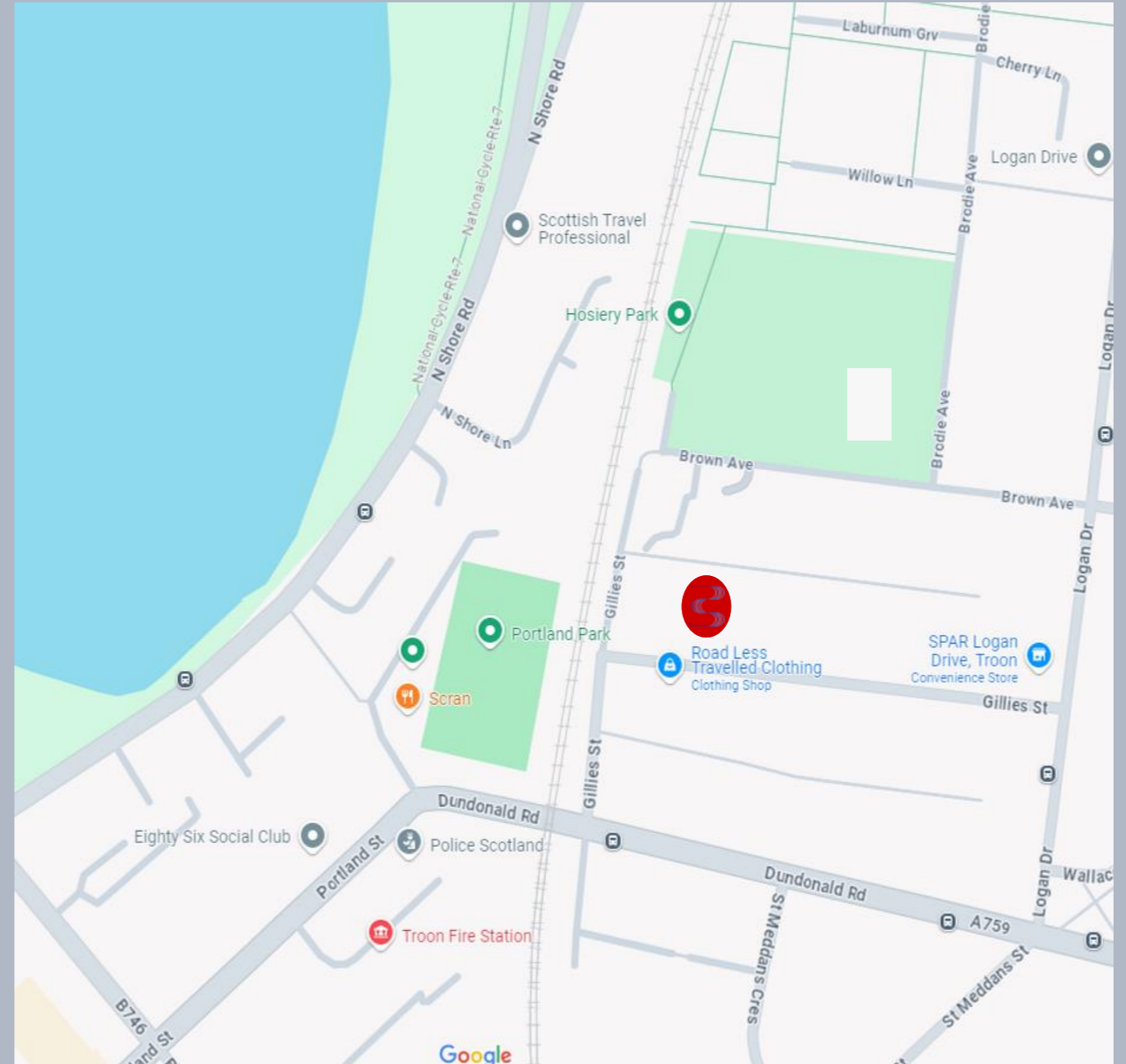
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.



Below: Rear Garden





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.

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
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 September 2024.