



**BRUACH**  
PROPERTY

[www.bruachproperty.com](http://www.bruachproperty.com)

16 SOUTHWARD WAY | TROON | KA10 6UX

OFFERS OVER: £149,000

## 16 Southward Way, Troon

Located in a quiet cul-de-sac of Barassie, 16 Southward Way is a true gem of a property that presents a fantastic opportunity for a variety of prospective buyers. This well-maintained, semi-detached home boasts 2 bedrooms and has been meticulously refurbished by the current owners, with a wonderfully contemporary and modern feel throughout. Situated in a sought-after area, this home enjoys the perfect balance of tranquillity and convenience, offering residents easy access to excellent commuting links, schools, parks and beach. Prospective buyers would be wise to schedule a viewing of this exceptional property, as its combination of prime location, modern amenities, and move-in ready condition make it a truly compelling opportunity not to be missed.



The property in more detail consists of a bright entrance hallway providing access to the main ground floor apartments and to the first floor. The living room is located off the hall to the front of the property and provides access to the modern kitchen/dining area. The modern kitchen has been fitted out with streamline work surfaces and offers a range of floor and wall mounted units, integrated fridge freezer, fan oven with separate grill, and dish washer. An external door from the kitchen leads to the rear garden. Completing the accommodation on the ground floor is utility area located off of the hallway.

On the upper floor, there are two double bedrooms and shower room. To the front of the property you will find a large double bedroom with built-in wardrobe. Bedroom two is also a double located to the rear with window overlooking the rear garden. The modern shower room has a large shower enclosure, WC and sink. Completing the accommodation is the landing with cupboard off and window projecting natural light onto the landing and stairs.

The property has gas central heating and double glazing, helping to ensure a warm home all year round.

Externally, the rear enclosed garden is laid to paving slabs and decorative stone chips for easy of maintenance. The front garden is laid to decorative stone chips with a large driveway to the left of the property with space to park a several vehicles.

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 surfing and windsurfing.



Below: Living Room



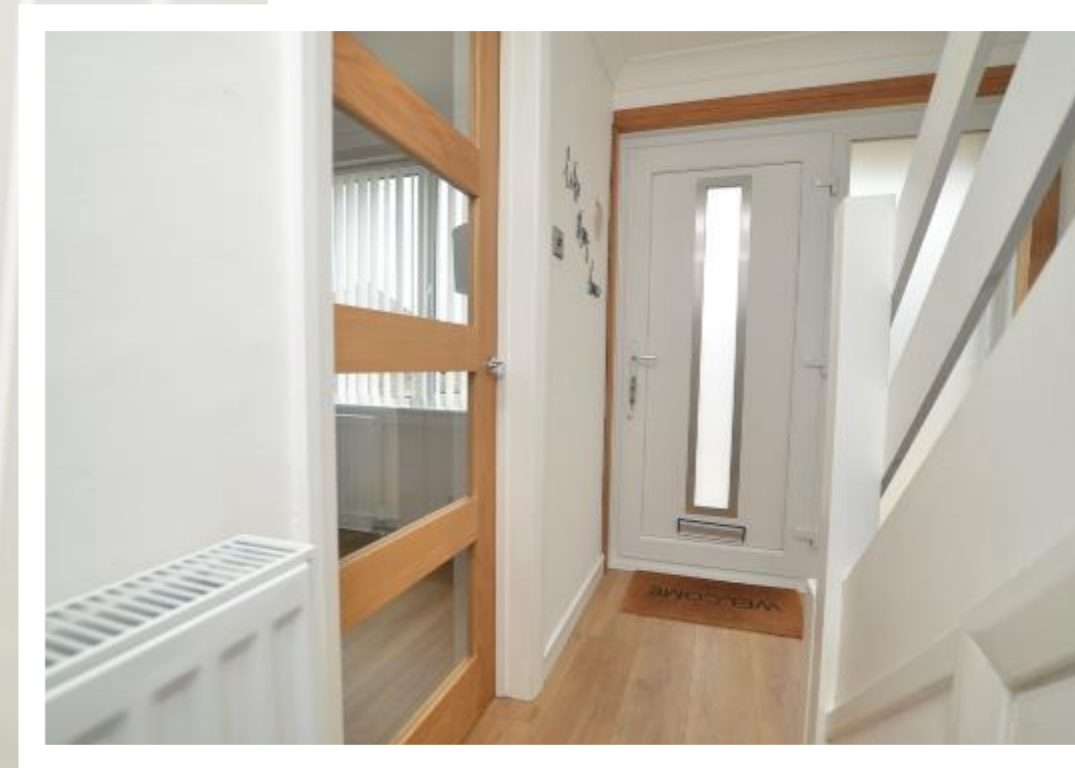
Below: Kitchen



Below: Kitchen /Diner



Below: Utility Area    Right: Hallway



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01292 690940  
or  
Email: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
Ref No. : BRU3103

Below: Bedroom One



Below: Bedroom Two





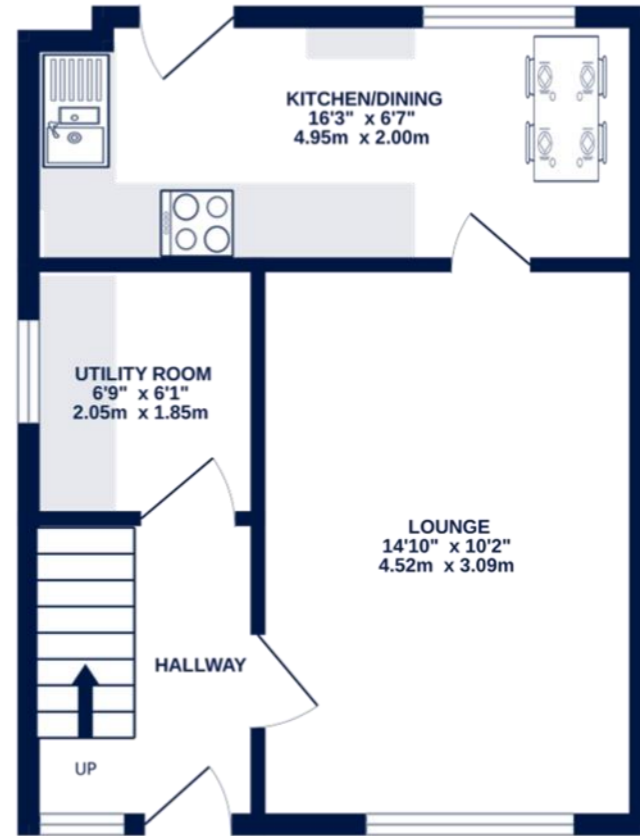
Below: Shower Room



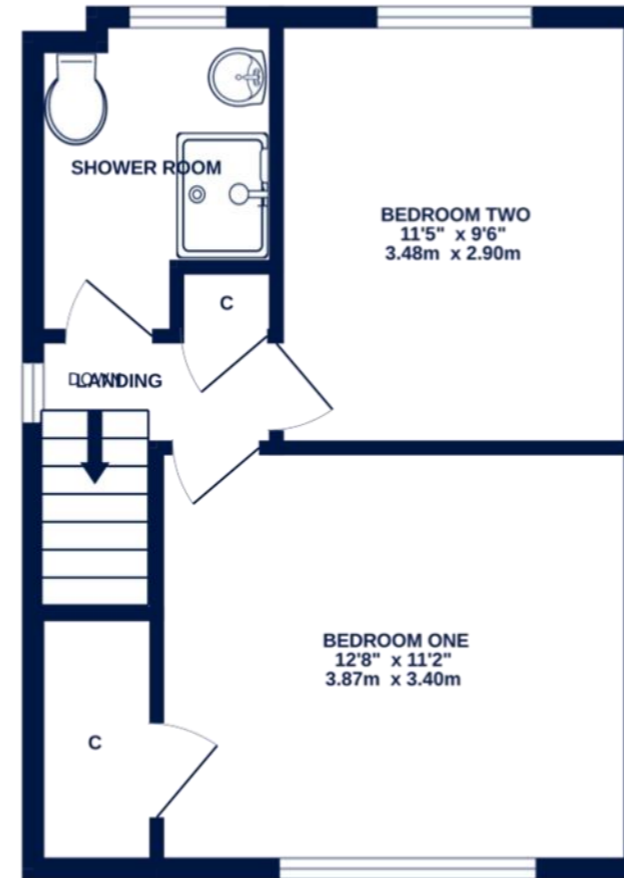
Below: Rear Garden



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: Front 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: C71

### Council Tax:

The property is band C and the amount of council tax payable for 2024/2025 is £1,777.38 .  
South Ayrshire Council Tel: 0300 123 0900.

### Viewing:

Strictly by appointment with Bruach Property Ltd ,1 Templehill , Troon, KA10 6BQ  
Tel:01292 690940 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.

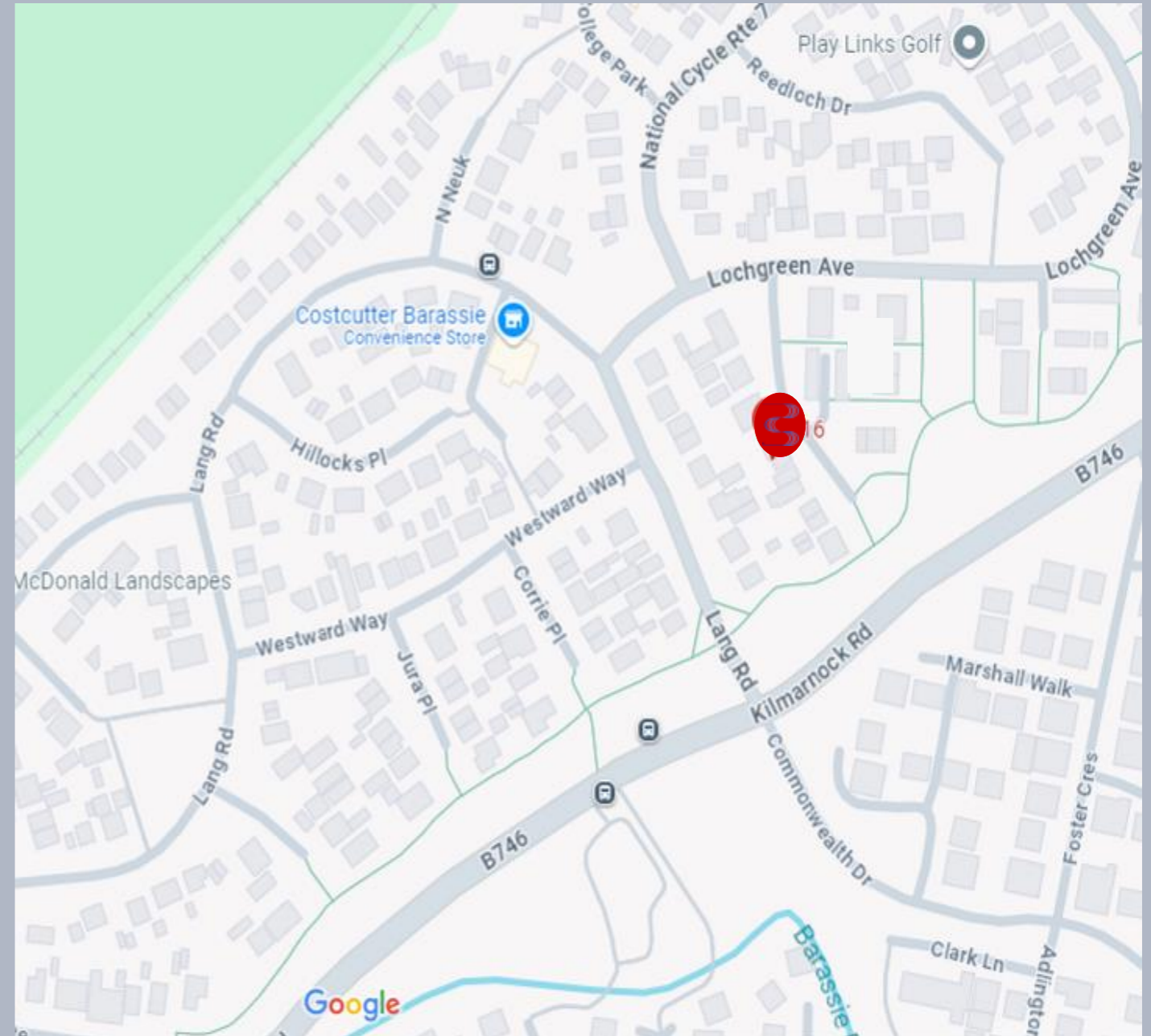
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

### 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.





# BRUACH

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## 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

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

**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01456 715 065 | F: 01465 238002**

### TROON

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

**E: [troon@bruachproperty.com](mailto: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 are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in September 2024.