



6 Fullarton Avenue, Dundonald

6 Fullarton Avenue is an inviting two bedroom top floor flat that offers a peaceful living experience in the charming village of Dundonald. The flat is tastefully decorated in a neutral colour palette, creating a warm and welcoming ambiance that appeals to a wide range of tastes. One of the standout features of this home is the generous rear garden, which provides ample outdoor space for relaxation, entertaining, or gardening. The property's close proximity to the village centre means residents can easily access local amenities, including shops, restaurants, and schools, making it an ideal choice for first-time buyers or those looking to downsize without sacrificing convenience and accessibility. Viewing is highly recommended.



The property features a welcoming entrance hallway with stairs leading up to a spacious upper hallway that provides convenient access to all the individual apartments. As you step inside, the front of the home opens up to reveal a large, bright living room flooded with natural light and offering picturesque views of the nearby Dundonald Castle. Continuing through, you'll find an adjacent, generously sized kitchen fitted with an abundance of base and wall-mounted units, complemented by coordinating countertops and tiled backsplashes. This modern kitchen boasts a stainless steel sink, a fan oven, a ceramic hob, and ample room for household appliances.

Moving towards the rear of the property, the first of the two sizable double bedrooms can be found, complete with a built-in wardrobe and a window overlooking the rear garden. The second double bedroom, also situated at the back of the property, features a convenient walk in cupboard and more garden vistas. Completing the living spaces is a well-appointed wet room, fully equipped with a toilet, a vanity sink, and a shower enclosure.

The property further benefits from a large storage cupboard off the hall, gas central heating and double glazing.

Stepping outside, residents can enjoy the rear garden, which features a spacious lawn with mature shrubs.

With its well maintained interior, abundant living space, and desirable location, 6 Fullarton Avenue presents a wonderful opportunity for those seeking a peaceful, yet well connected, residential experience in the charming community of Dundonald.



Below: Living Area



Below: Bedroom One



Viewing by strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: info@bruachproperty.com
Ref No. : BRU3109

Below: Bedroom Two



Below: Wet Room



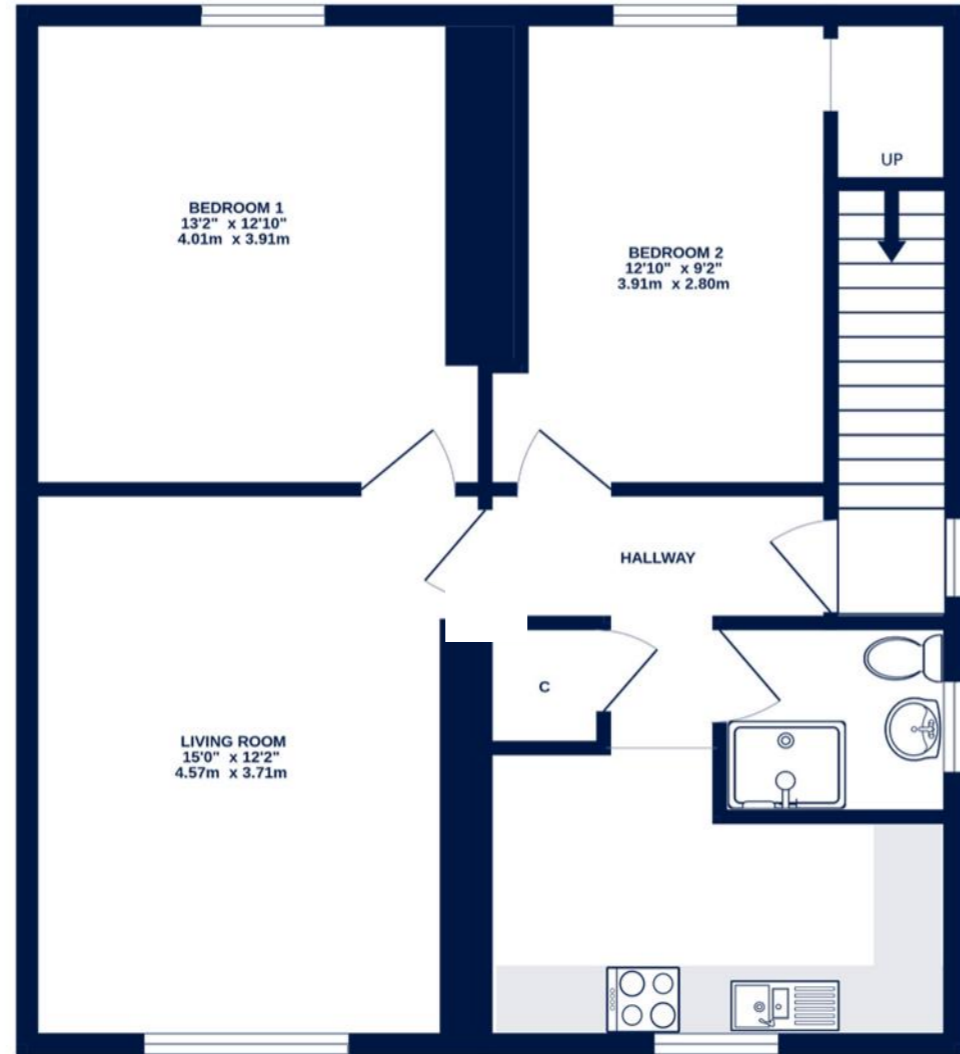
Below: Kitchen



Below: Garden and Communal Path



FIRST FLOOR



GROUND FLOOR 1



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.

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 A and the amount of council tax payable for 2024/2025 is £1,333.03
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.

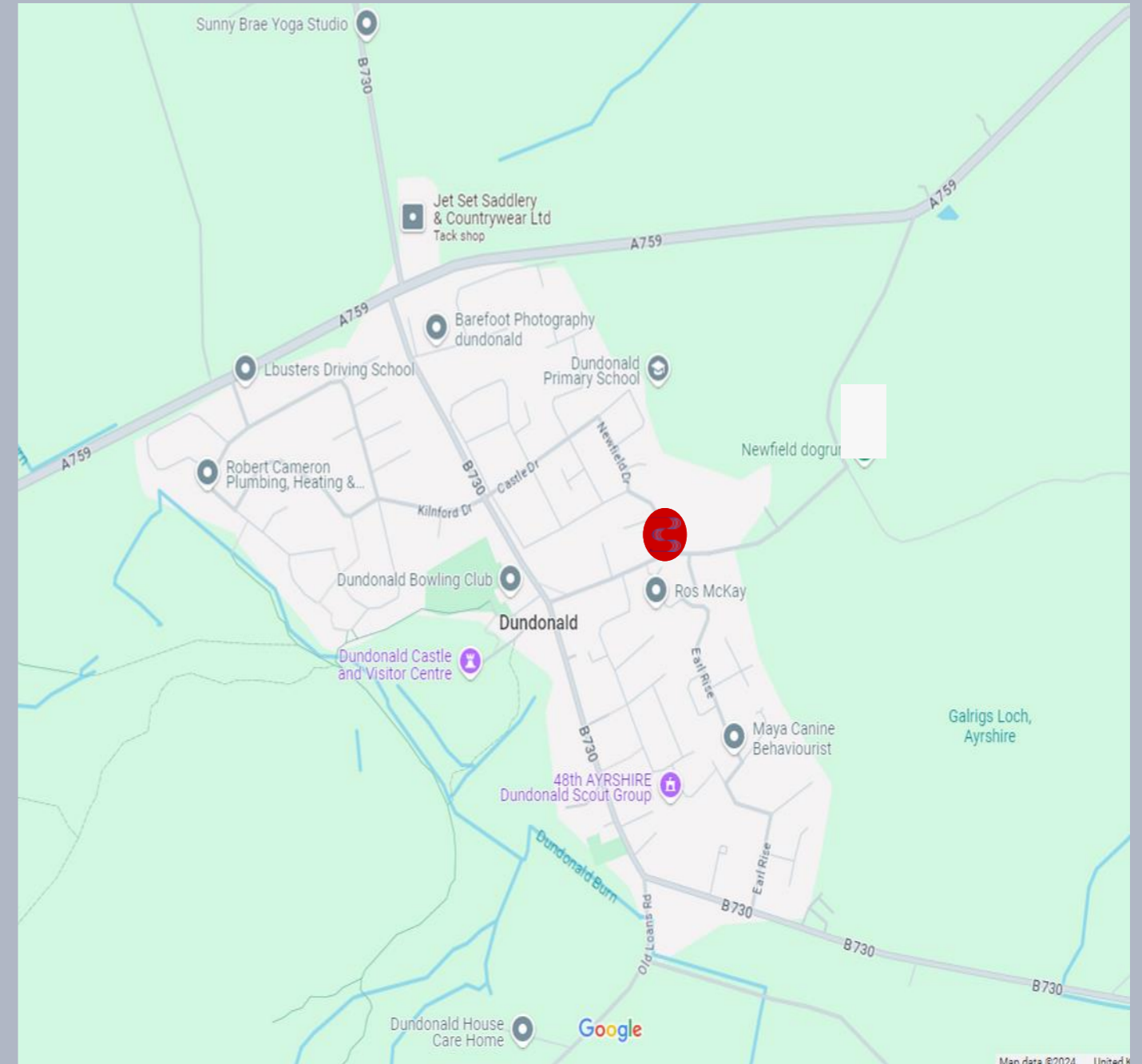
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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, all white goods, blinds, and fitted carpets are included in the sale..

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
PROPERTY

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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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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