



55 Braemore Wood, Troon

Bruach is thrilled to bring to the market a stunning example of modern executive living with 55 Braemore Wood, a stunning four-bedroom detached villa masterfully crafted by renowned homebuilder Mactaggart & Mickel. From the moment you step inside, it's clear this property has been impeccably maintained and updated, presenting a true "show home" calibre of quality throughout. The spacious and flexible layout offers ample room for comfortable daily living as well as seamless entertaining, with a thoughtful design that maximizes the use of space. But the true highlight may be the detached garden room – a versatile oasis that could serve as a dedicated home office, a private fitness studio, or a relaxing retreat. This exceptional residence would make a fantastic acquisition for a growing family, not only for its peerless interior but also for its superb location. Viewing is highly recommended to fully appreciate its many exceptional qualities.



Upon entering the property, you are immediately greeted by a spacious vestibule area that leads into the entrance hall. This central hub provides seamless access to the ground floor apartments as well as the staircase ascending to the first level. The focal point of the ground floor is the front-facing living room, which is flooded with an abundance of natural light courtesy of the large windows that imbue the space with a wonderful sense of airiness and openness. The room is further enhanced by the inclusion of a striking media wall and a feature inset fire, creating an inviting and comfortable environment perfect for relaxation and entertaining. Double glass doors from the living room open to reveal the adjacent dining area, situated at the rear of the property. Here, French doors grant convenient access to the rear garden and patio, allowing for easy alfresco dining and the enjoyment of the beautiful outdoor space. Continuing through the home, you will discover the open-plan kitchen and sunroom. The kitchen is fitted with top of the line appliances and features a raised breakfast bar, catering to those who appreciate the convenience of casual, on-the-go dining. The sunroom, with its panoramic views of the garden and French doors leading to the patio, offers a delightful space to bask in the natural light and connect with the tranquil outdoor surroundings. Opposite the living room, you'll find a separate family room situated at the front of the property, providing an additional cozy retreat with views over the front garden. Completing the ground floor accommodations is a convenient separate WC located off the main hallway.

Ascending to the first floor, you'll discover a generously proportioned landing that grants access to four well-appointed bedrooms and the family bathroom. The standout feature is the master bedroom, which boasts two large built-in wardrobes, expansive windows offering panoramic views, and an en-suite shower room complete with a modern shower enclosure, WC, and double wash basins. The remaining three bedrooms, two located at the rear and one at the front, all benefit from built-in wardrobes, with the third bedroom also featuring an en-suite shower room. The family bathroom on this level is a true oasis, offering a separate walk-in shower, bath, WC, and a wash basin.

Stepping outside, the property is surrounded by beautifully landscaped gardens, with a well-maintained beech hedge lining the perimeter and a spacious mono-block driveway providing ample off-road parking leading to a large double garage. The fully enclosed rear garden is a true haven, featuring artificial grass, a porcelain paved patio area, and gated access, all set against the backdrop of the surrounding woodland, offering a delightful degree of privacy. Completing this exceptional property is a detached garden room, a versatile oasis that could serve as a dedicated home office, a private fitness studio, or a tranquil retreat.

Offering excellent commuting connections and easy access to desirable local amenities, 55 Braemore Wood presents a rare opportunity to secure a truly turnkey executive property in a prime setting.



Below: Living Area



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3110

Below: Sun Lounge



Below: Kitchen Area



Below: Kitchen Area and Utility Room



Below: Dining Area



Below: Family Room



Below: Entrance Hallway



Below: Bedroom One with Ensuite



Below: Ensuite Bedroom Three



Below: Bedroom Three



Below: Bedroom Three



Below: Bedroom Four



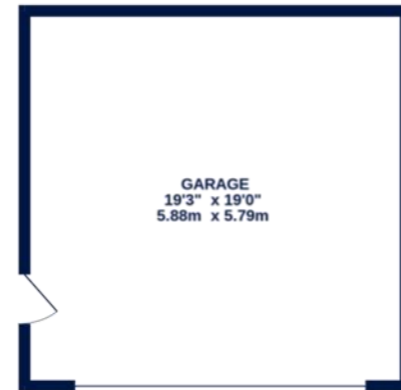
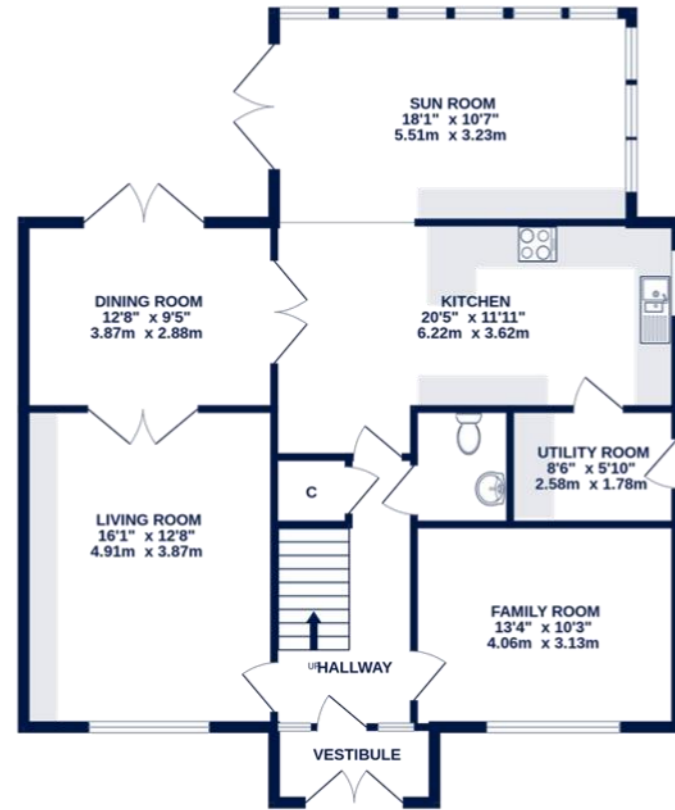
Below: Family Bathroom



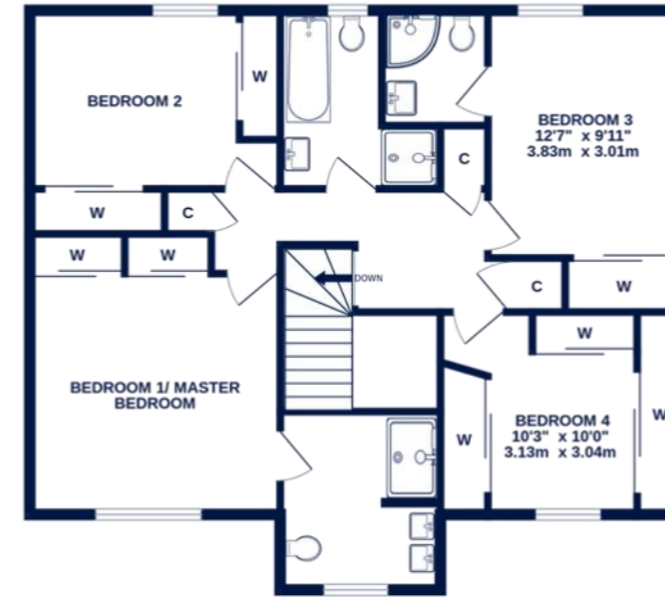
Below: Rear Garden



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: Rear Garden



Below: Timber Out Building



GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. Heating is by gas central heating. The property windows are double glazed.

EER Rating:

EER: B(81)

Council Tax:

The property is band G and the amount of council tax payable for 2024/2025 is £3,756.42
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

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

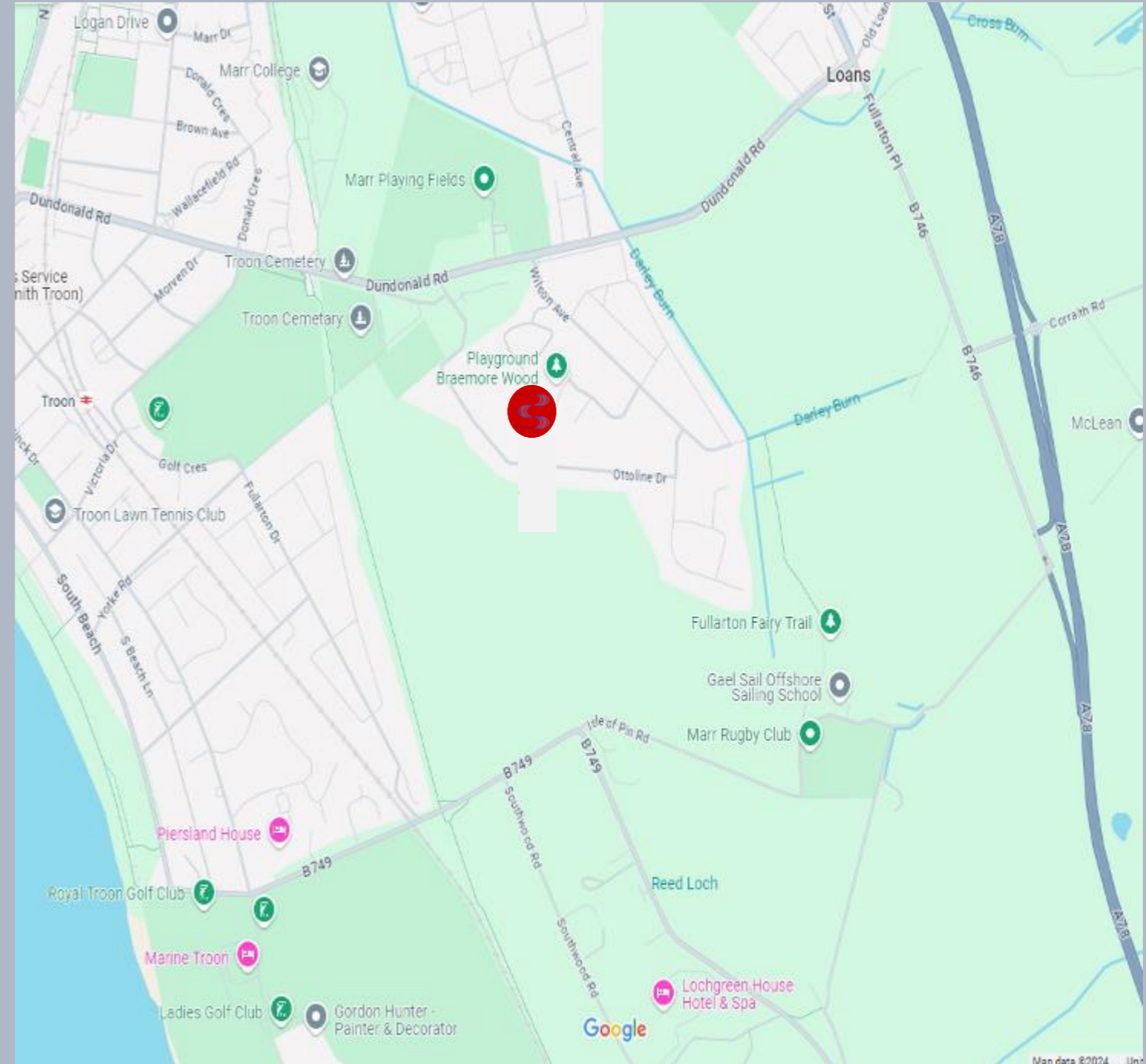
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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: Royal Troon Golf Club



Below: South Beach



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 swimming, kite and windsurfing. Beautiful walks, cycling paths and play parks.



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

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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 are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in October 2024.