



5D GILLIES STREET | TROON | KA10 6QH

www.bruachproperty.com

OFFERS OVER: £73,000

50 Gillies Street, Troon

Bruach Property are delighted to welcome to the market this lovely two-bedroom first-floor flat, situated on Gillies Street in Troon. The property is presented in neutral décor throughout and offers a spacious living room, combining a modern touch with charming traditional features. The accommodation provides a comfortable and welcoming living space, ideal for a range of buyers. Conveniently located just a stone's throw from Troon town centre, the property is within easy reach of a wide range of local amenities, shops, cafés and transport links. This property would make an ideal first-time purchase or an attractive buy-to-let investment. Viewing is highly recommended to fully appreciate the accommodation and location on offer.



In more detail, the property comprises an entrance hallway providing access to the main apartments. The spacious rear-facing living room offers a generous range of furniture configurations and benefits from pleasant views over the garden, as well as a useful built-in cupboard. The kitchen is accessed directly from the living room and is fitted with a range of wall and base units, contrasting worktops, an electric hob, fan oven and space for freestanding white goods.

The sleeping accommodation comprises two double bedrooms, both positioned to the front of the property and offering views across Gillies Street. Bedroom one is the smaller of the two and features a large single window, while bedroom two is more generously proportioned and benefits from a built-in wardrobe, separate storage cupboard and a large double window.

Completing the accommodation is a modern tiled bathroom, fitted with a WC, bath with overhead electric shower and pedestal wash hand basin.

A door from the communal stairwell provides access to a shared drying green. Adjacent to the drying green is a separate garden area, laid predominantly to concrete, which is for the sole use of Flat D. The property further benefits from gas central heating and double glazing.

The popular coastal town of Troon offers an excellent range of local amenities, including supermarkets, restaurants, hotels, schools and professional services, together with a wide variety of recreational and leisure facilities. Troon is renowned for its sailing and yacht marina, numerous golf courses and beautiful coastline. The town is home to eight golf courses, including the world-famous Royal Troon, which has hosted The Open Championship on numerous occasions. The town's two beaches provide opportunities for safe bathing and a range of water sports, including kiteboarding and windsurfing. With its combination of excellent amenities, leisure facilities and coastal setting, Troon provides an attractive location for both homeowners and investors.



Below: Kitchen Right: Living room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690940
or
Email: troon@bruachproperty.com
Ref No. : BRU3158

Below: Hallway



Below: Bedroom One

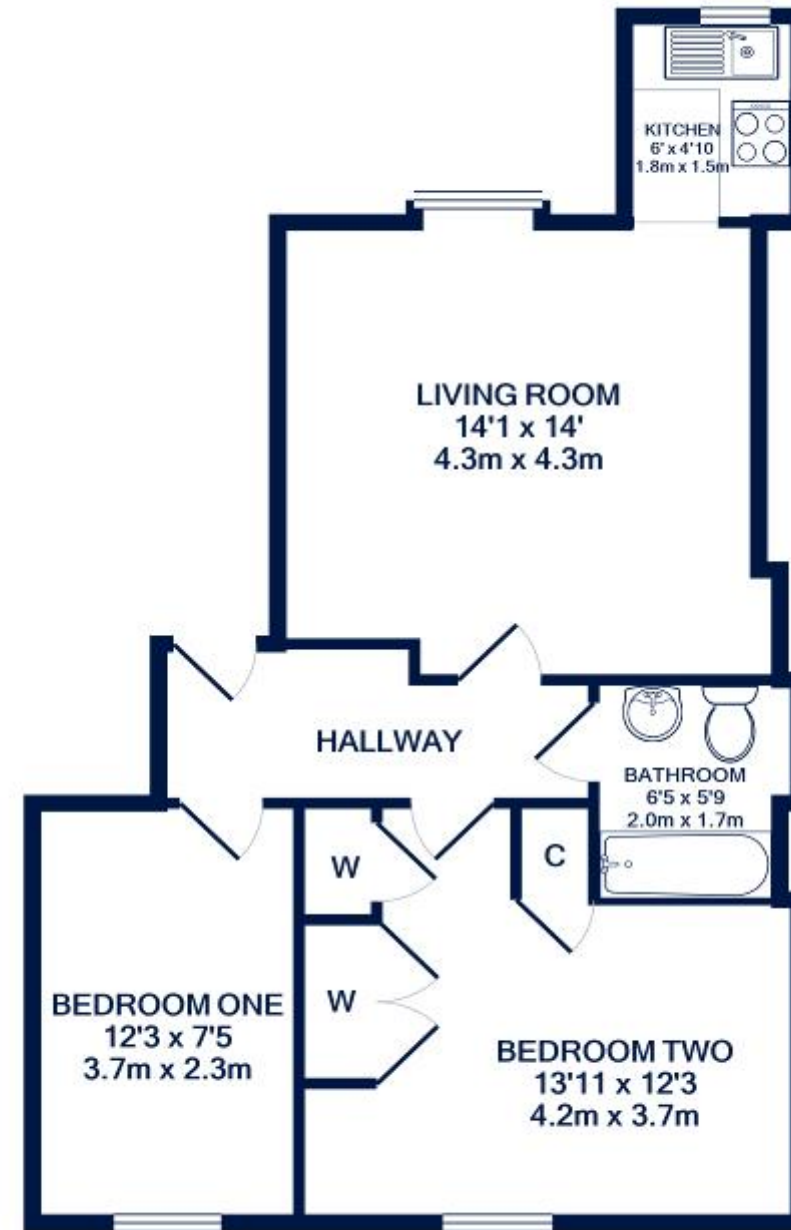


Below: Bedroom Two



Below: Bathroom





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: 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: C(74)

Council Tax:
The property is band B and the amount of council tax payable for 2026/2027 is £1,825.66
North Ayrshire Council Tel: 01294 310000

Viewing:
Strictly by appointment with Bruach Property Ltd
01292 690 940 /01456 715 065 or Email: info@bruachproperty.com

Possession:
Vacant possession and entry will be given on completion.

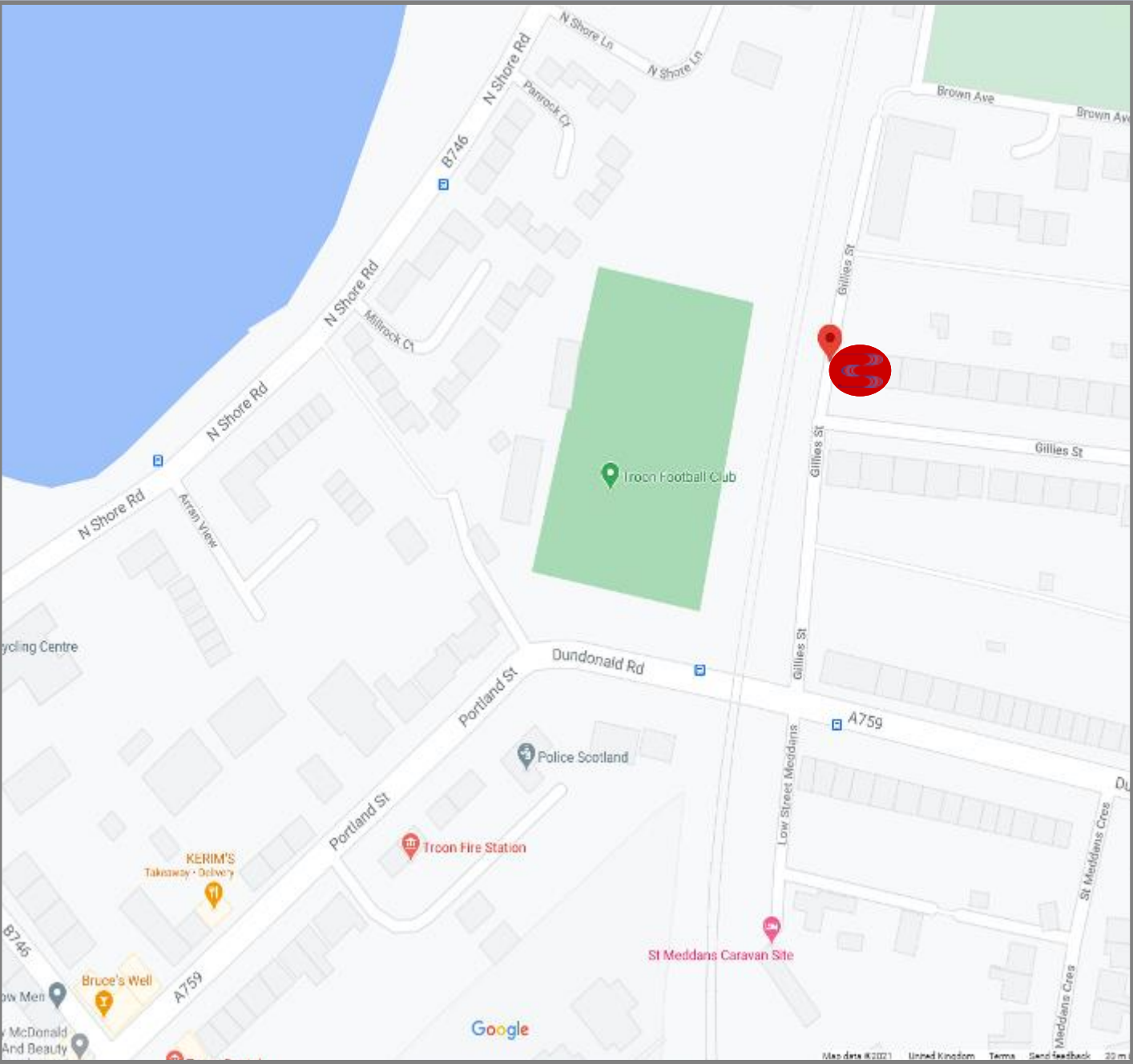
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note 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 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 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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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.

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