

**BLACK HAY** ESTATE AGENTS



**FIRBRAE, 36 SOUTH BEACH, TROON KA10 6EF**



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“ Firbrae ” - A charming Character Home enjoying prime seafront position on Troon’s prestigious South Beach. This Traditional Detached Sandstone Home is believed to originally date circa early 19th Century, of immense appeal with its distinctive Tudor-Gothic architectural details, generous array of 11/12 main apartment accommodation over 2 levels, all set amidst a larger plot adjacent to Troon’s sweeping beachfront.

A very comfortable home to its current owner since the mid 1950’s, noting that during their ownership the property was a combination of Doctor’s Surgery and private home. Although a much loved home over the years it is fair to say that it does now need modernisation (noting that the property is offered For Sale “Sold as Seen”). However, for the successful purchaser it is a wonderful opportunity to secure a unique property with real potential to create a spectacular seafront home.

Set amidst a larger plot/gardens, with tarmacadam “horseshoe” style driveway to the front (facing South Beach road) whilst to the rear larger size lawned gardens, enclosed with stone boundary wall and gate to rear leading to the beachfront. The extended rear garden area provides excellent scope to develop the property further, subject to required planning permission etc.

The accommodation comprises on ground floor, 3/4 public rooms, 4 bedrooms (Nos 1 to 4), kitchen, utility, sun room & downstairs wc. A discrete staircase from the reception hall leads to the upper level which features 4 further bedrooms (Nos 5 to 8), a small boxroom and the main bathroom.

Both gas central heating & double glazing are featured. EPC- G. The hardstanding driveway to the front provides private parking whilst also providing access to a garage to the side. On-street parking is also available. The larger lawned rear gardens are enclosed with a period stone boundary wall for privacy whilst a rear gate allows easy access to the beach/seafront.

Firbrae occupies a truly favoured position within highly regarded South Beach, Troon, a most desirable “Seaside Town” with its own marina, on

Ayrshire’s sweeping coastline, itself notable for its world renowned golf courses. Troon is of broad appeal, popular with locals and commuters alike, Glasgow Buyers particularly favouring its wonderful seafront location whilst being only approx’ 35 minutes commute by car from Glasgow City Centre (both train & bus services aid those commuting) whilst Edinburgh/East Coast Buyers favour the better weather of Troon on the West Coast.

Graeme Lumsden, Director/Valuer of BLACK HAY Estate Agents comments...

“After nearly 4 decades in the property industry I still marvel at the sheer joy of owning a seafront home.

I live in the countryside and enjoy the seasons changing around me however in my heart it is a seafront home with its seascape changing by the minute that is my dream home and indeed the dream home of so many.

Firbrae has clearly been a much loved family home, of substantial proportion (circa 2800 sq ft) with an abundance of character & charm ... enjoying a truly sought after beach/seafront location.

Undoubtedly the successful purchaser will have to spend a considerable sum to deliver their very special Dream Home however the end result will easily justify the hard work/financial commitment ...when one settles down knowing that the beach/seafront is indeed literally a stone’s throw away, instead of loading up your car to go to the beach, it’s there every day when you wake up. “

To discuss your interest in this particular property please contact Graeme Lumsden, our Director/Valuer, who is handling this particular sale – 01292 283606.

To confirm the Viewing Arrangements please contact BLACK HAY ESTATE AGENTS on 01292 283606. The Floorplan/Room Sizes together with the Home Report are available to view on our blackhay.co.uk website.





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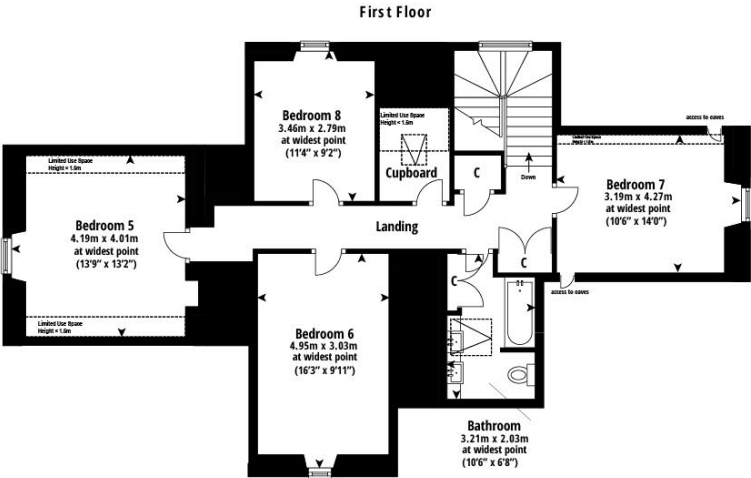
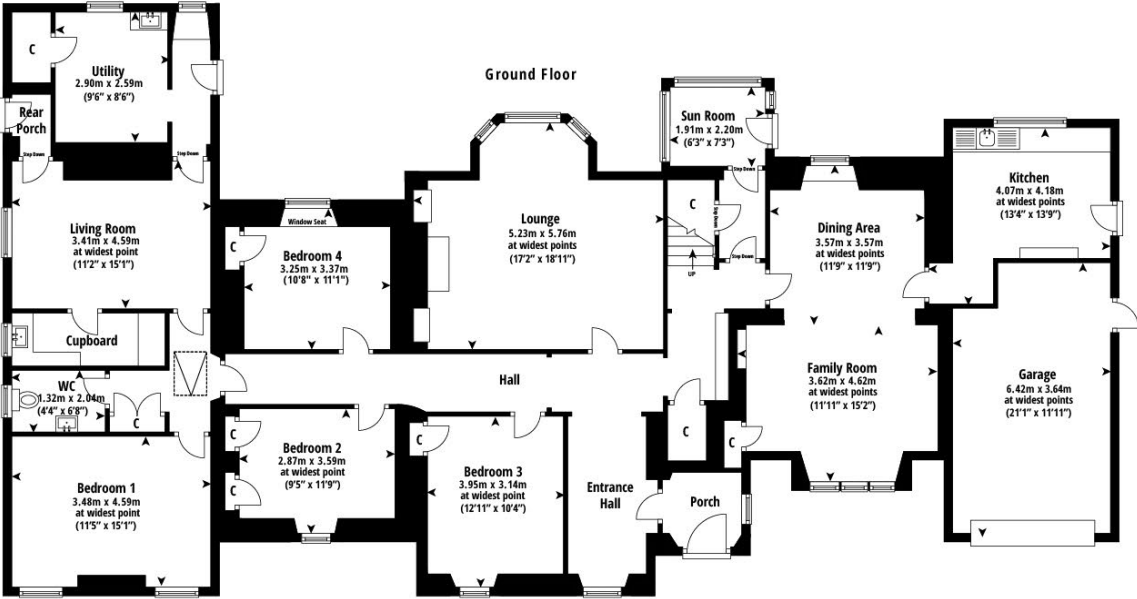
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FLOORPLAN



36 South Beech, Troon

Approx floor area: 267.01 sq m / 2854.42 sq ft  
Garage: 21.79 sq m / 234.54 sq ft  
**TOTAL: 288.80 sq m / 3089.0 sq ft**

Includes Limited Use Space of: 6.78 sq m / 74.07 sq ft

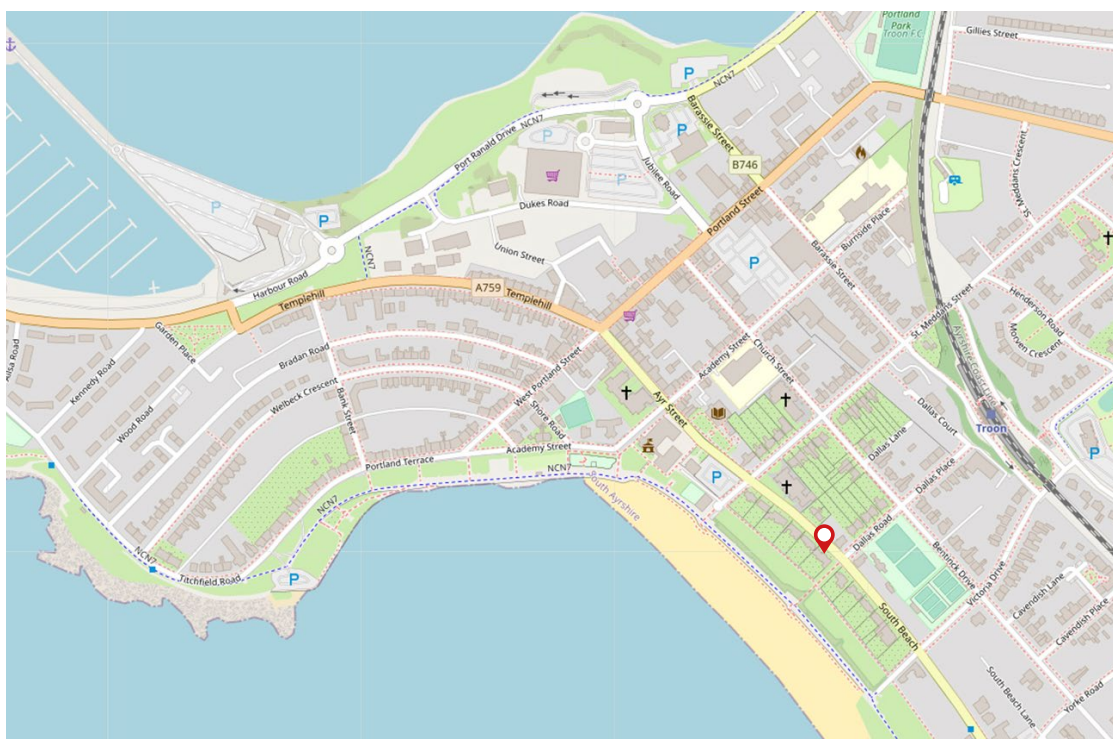
Indicates area of  
Limited Use Space

Plan produced for Black Hay by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.

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**VIEWING** - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606.

**HOME REPORT** - The Home Report is available from BLACK HAY Estate Agents own website- blackhay.co.uk (simply search for this particular property then scroll down the page for the Home Report Tab, click on and the PDF/Electronic Version Home Report will open).

**INTEREST/OFFERS** - If you are interested in this particular property and considering making an offer please contact BLACK HAY Estate Agents on 01292 283606 and we can advise you further.

**DISCLAIMER** - Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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# BLACK HAY

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## SOLICITORS, LEGAL SERVICES, FAMILY & COURT WORK

Talk to our team of experienced solicitors for expert professional legal advice. From family law and court work to property, we've got it covered.

## PROPERTY FOR SALE

Take a look at the current properties we have on offer, and find your brand new dream home.

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Get expert advice and support, wherever you are in life. From essential to complex financial planning we're here to help.

## Welcome to Black Hay

As our clients journey through their lives BLACK HAY are there, providing our services when needed. Established in the 1930's ... Over 75 years later, we still exist to serve our clients, old & new.

Most importantly, we retain our traditional values of independent advice you can trust, on legal matters, estate agency and financial services. We serve our clients both locally and across Scotland, with offices located in the key areas of AYR & PRESTWICK on the South Ayrshire coast of Scotland.

We build long term client relationships and many of our new clients are referred to us by existing clients.

Talk to us to find out how we can help you.

serving existing & new clients since the...

1930's 1940's 1950's 1960's 1970's 1980's 1990's 2000's 2010's 2020's