



**Bradan Road, Troon KA10 6DS**

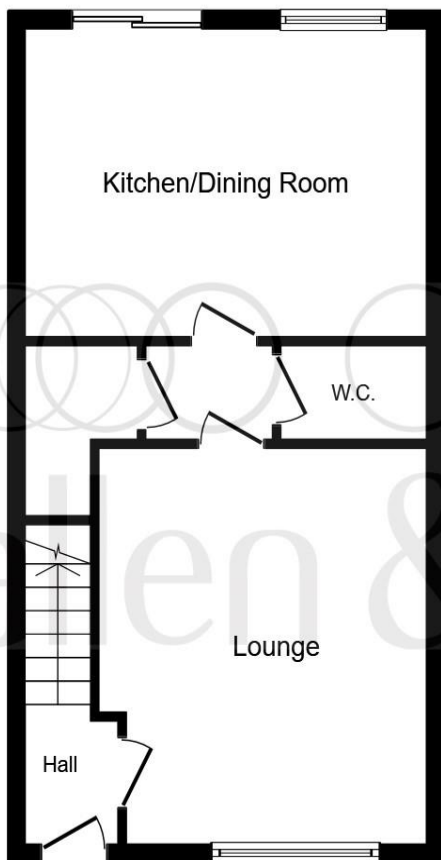
**welcome to**

**Bradan Road, Troon**

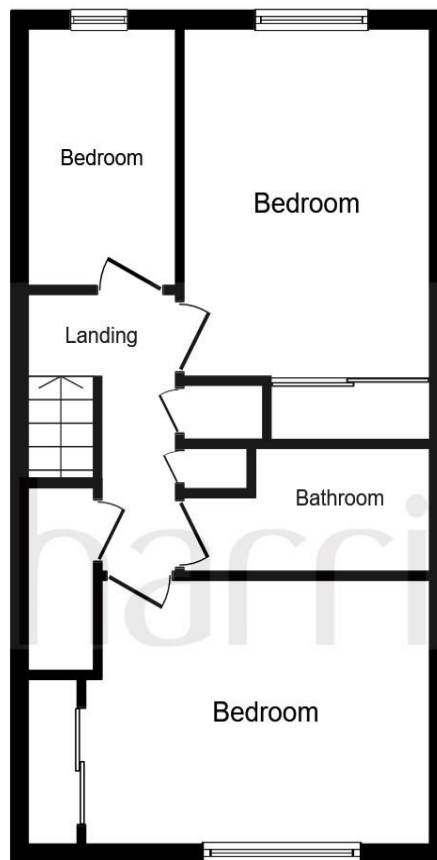
Situated in an extremely sought-after area close to Troon town centre. Particular features include modern kitchen/diner with integrated extractor hood and patio doors to rear garden, private parking space, bathroom with shower, and ground floor w.c.







**Ground Floor**



**First Floor**

**Lounge**

15' 4" x 11' 2" max ( 4.67m x 3.40m max )

**Kitchen**

14' 6" x 10' 5" ( 4.42m x 3.17m )

**Bathroom**

7' 6" incl bath x 7' 4" ( 2.29m incl bath x 2.24m )

**Bedroom**

12' 1" excl wardrobe x 8' 1" excl recess ( 3.68m excl wardrobe x 2.46m excl recess )

**Bedroom**

12' 9" excl wardrobe x 7' 6" excl recess ( 3.89m excl wardrobe x 2.29m excl recess )

**Bedroom**

8' 7" x 6' 8" ( 2.62m x 2.03m )

**W.C**

5' x 4' 6" max ( 1.52m x 1.37m max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

welcome to

## Bradan Road, Troon

- Three Bed Mid-Terrace Villa
- Close to Troon Town Centre
- Modern Kitchen/Diner with Patio Doors to Garden
- Private Parking Space
- Ground Floor W.C

Tenure: Freehold EPC Rating: C

offers over

**£100,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
AYR104963 - 0006

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