



152 North Shore Road, TROON KA10 6RB
Offers Over £140,000





Truly fabulous opportunity to buy this attractively priced SEMI DETACHED VILLA enjoying a super setting within the lovely Ayrshire seaside town of Troon.

Enjoying excellent sea views this spacious family home does require extensive upgrading throughout. The accommodation on the lower level includes a large public room to the front with a large window overlooking the driveway and across the beach to the sea, to the rear the spacious kitchen provides access to the enclosed rear garden. In addition, on the lower level is a large walk in cupboard housing the gas central heating boiler.

On the upper level there are three bedrooms, the two to the front providing superb views and a family bathroom.

The property has double glazing as well as gas central heating with a combination boiler. Hard landscaped garden to the front with driveway.

The centre of Troon which is found close by provides a comprehensive range of amenities to include a wide range of local shops, including bars, restaurants and cafes. Public transport facilities include regular bus services to Prestwick, Ayr and Kilmarnock with frequent rail travel available from Troon Railway Station. In addition to this, there are good road links providing easy access to both the A77/M77 motorway. Schooling is also available locally at primary and secondary level.

The agents would strongly recommend early internal viewing to fully appreciate the potential this property offers.

DIMENSIONS

Lounge	16'0" x 13'10"
Kitchen	15'0" x 10'5"
Bedroom 1	14'0" x 12'9"
Bedroom 2	11'2" x 9'9"
Bedroom 3	10'9" x 6'9"
Bathroom	8'5" x 5'10"

COUNCIL TAX

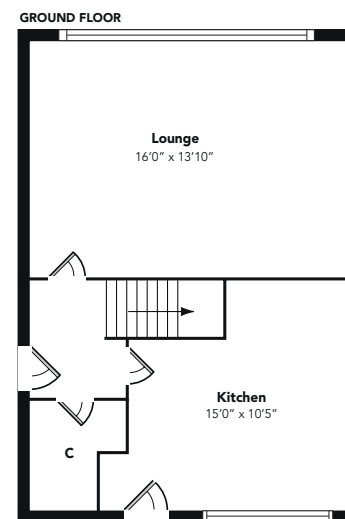
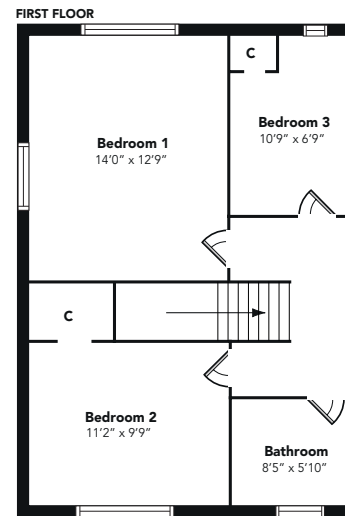
Band D

ENERGY RATING

D

FEATURES

- Extensive modernisation required.
- Large public room with fabulous views
- Good size kitchen
- Three bedrooms
- Driveway for off street parking



Floorplans are indicative only - not to scale
Produced by Plushplans





TRAVEL DIRECTIONS

Travelling towards Troon on Kilmarnock Road, turning left on to North Shore Road the property is located a short distance along the road. For Sat Nav Purposes the postcode is KA10 6RB

VIEWING

Strictly by appointment through Barnetts on 01563 522137

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on 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.



7-9 Grange Place, Kilmarnock KA1 2BH

T. 01563 522 137
F. 01563 571 382

Email. property@barnettslaw.co.uk
Website: www.barnettslaw.co.uk