

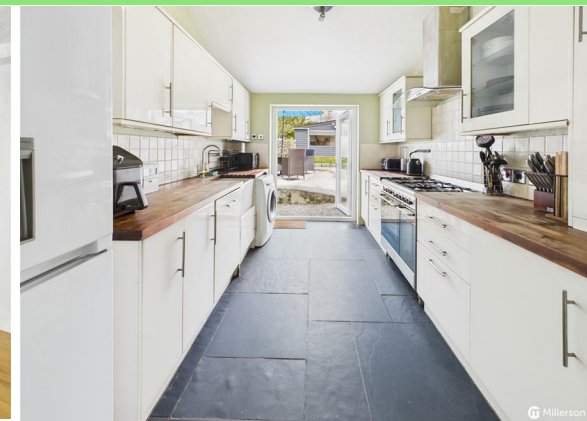
Fore Street

Troon

TR14 9EF

Offers In The Region Of
£325,000

- SUPERB END TERRACE FAMILY HOME
- SUBSTANTIAL TWO STOREY GARAGE/WORKSOP
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FOUR PIECE FAMILY BATHROOM
- BEAUTIFUL KITCHEN
- LARGE GATED DRIVEWAY
- TWO GARDEN AREAS
- CENTRAL VILLAGE LOCATION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 2033.00 sq ft



PROPERTY DESCRIPTION

Situated on a generous plot in the heart of Troon Village is this beautifully presented end of terrace cottage boasting a substantial two storey garage/workshop. Perfect for a family, the accommodation comprises an entrance vestibule, spacious living room, separate dining room, kitchen with solid wood worksurfaces, impressive four piece family bathroom and three good sized bedrooms. Outside, a gated driveway provides ample parking along with the detached garage with workshop area and first floor storage space. The garden is split into two parts incorporating a patio, lawn and a further enclosed space with lawn, greenhouse and block storage shed. Other benefits include double glazing, gas central heating and is conveniently located to the village amenities.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

ENTRANCE VESTIBULE

Spaces for shoes and hanging coats, exposed granite quoins, glazed door into:

LIVING ROOM

A generous living space with feature fireplace housing a multi fuel stove with tiled hearth and ornate wooden mantel, double glazed window with slate sill, radiator, glazed door into:

DINING ROOM

A spacious dining area with plenty of room for a large table and chairs, double glazed window with slate sill, radiator, stairs to first floor, opening through to kitchen and door to bathroom.

KITCHEN

A beautiful white gloss kitchen fitted with a range of matching base and wall units, solid wood work surfaces with tiled splash backs, belfast sink with vintage style mixer tap and cut drainer, large range style dual fuel oven with extractor hood over, integrated dishwasher, spaces for washing machine and fridge/freezer, slate tiled flooring, patio doors to rear garden.

BATHROOM

A stunning four piece family bathroom suite comprising roll top freestanding bath with vintage telephone style shower attachment, corner shower cubicle, W.C and hand basin, vintage style radiator with

towel rail, feature half panelled walls, slate tiled flooring, built-in storage cupboard, obscure double glazed window

FIRST FLOOR

LANDING

An open split level landing double glazed window, fitted shelving into alcove, over stair storage area, PIV ventilation unit, doors to bedrooms.

BEDROOM ONE

A comfortable double bedroom with ornate feature fireplace, double glazed window with slate sill, radiator.

BEDROOM TWO

A second double bedroom with double glazed window, radiator, recess for dressing table, built-in eaves storage.

BEDROOM THREE

A good sized third bedroom currently used as a dressing room, double glazed window, radiator.

OUTSIDE

The property sits in the heart of the village nicely set back from the road with a front courtyard and a tarmac driveway to the side. Vehicular gates open into the rear where the driveway continues providing further secure parking leading to a substantial garage/workshop. The patio doors from the kitchen open onto a pleasant patio area perfect for alfresco dining and entertaining which in turn leads onto a level lawn. A pedestrian gate then opens onto an additional secure garden area which is also laid to lawn with mature planted borders, green house and access to a useful block shed. An additional outbuilding attached the garage provides a utility space and additional storage.

Agents Note: The adjoining neighbours have a right for access over part of the rear

GARAGE/WORKSHOP

A superb addition to the home which offers real potential to convert subject to permissions with power, telephone and water connected. Accessed through twin wooden doors, the garage currently provides plenty of space for cars with a workshop area and stairs leading to a second floor providing further storage space.

MATERIAL INFORMATION

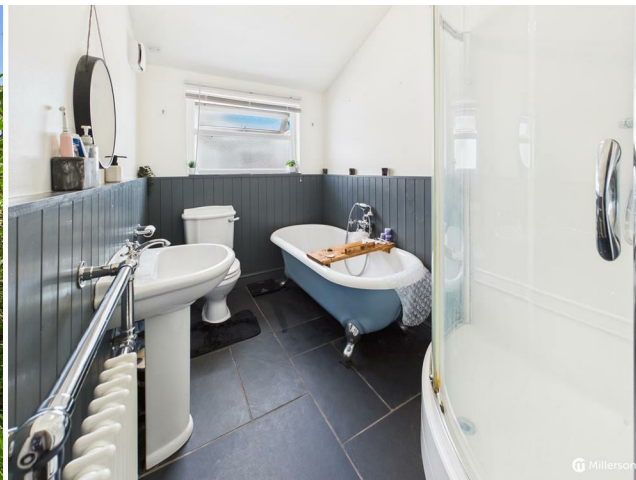
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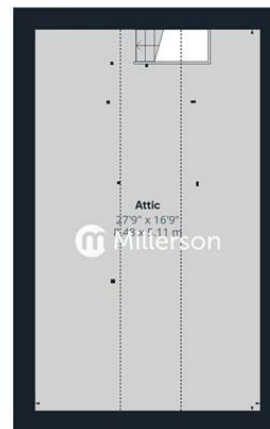


Property type: House
 Property construction: Standard form
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: None
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good
 Parking: Driveway and Garage
 Building safety issues: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: Yes however the property historically never flooded.
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations:: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: D67

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approximate total area⁽¹⁾

2033 ft²
188.9 m²

Reduced headroom

357 ft²
33.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com

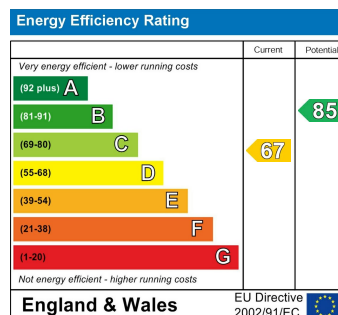
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