



33 TITCHFIELD ROAD

TROON

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A traditional semi-detached villa which enjoys wonderful uninterrupted sea and coastal views and is presented in very good order throughout.

Number 33 represents an exceptionally rare opportunity to acquire a traditional semi-detached villa which enjoys an outstanding position on Troon shore front with far reaching views and also within walking distance of the bustling town centre. The views include the coastline of Troon, round to the Heads of Ayr and beyond to Ailsa Craig.

With well proportioned accommodation arranged over two levels, the property will suit a wide range of potential purchasers.

Features and benefits include a bespoke fitted kitchen by JS Geddes with integrated Siemens appliances, gas central heating with a 'Vaillant' boiler, double glazing, extensive cupboard and wardrobe space, quality doors and flooring including fresh carpets and neutral decoration. Planning permission has been approved to create an extended bathroom on the ground floor.

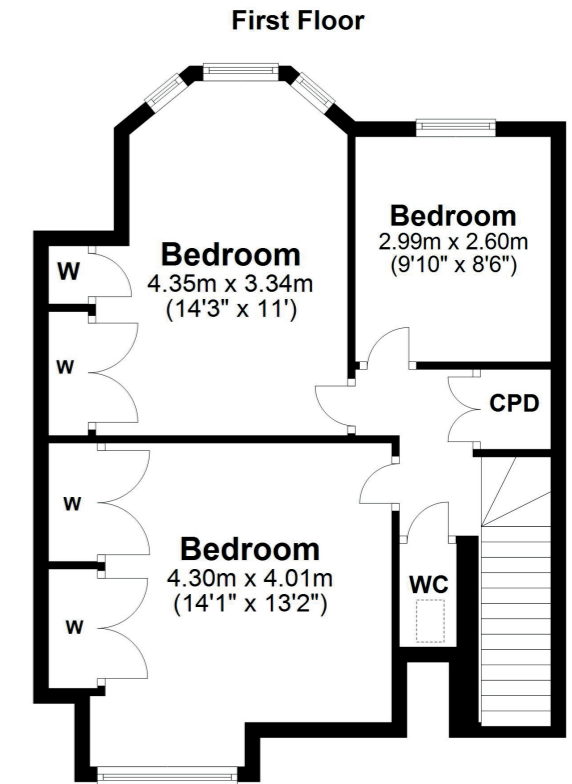
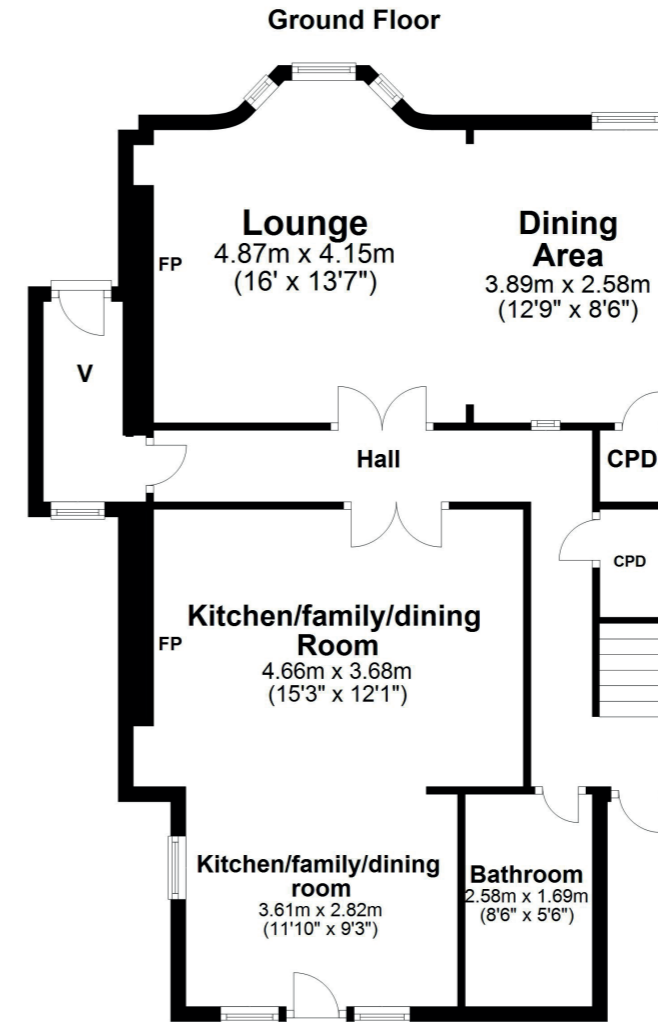
In summary the accommodation extends to, on the ground floor, an entrance hallway, reception hallway, front facing lounge with feature Limestone fireplace and living flame gas fire. This was originally two rooms and could be re-instated if preferred. Superb open plan kitchen/family/dining room (with doors to the rear garden) and a three piece bathroom. Upstairs there are three bedrooms and a two piece WC.

Externally the front garden has two areas of lawn with surrounding chipped and shrubbery borders and decorative pathway. The private rear garden is predominantly laid to lawn with shrubbery borders, patio area and garage accessed from the rear lane. In addition there is an external utility room with power and lighting and two adjacent stores.









Titchfield Road is a wonderful shorefront address within close proximity to the centre of Troon which provides a plethora of boutique shops, bars and restaurants. There are excellent transport links including a mainline rail link to Ayr and Glasgow and easy access to Glasgow Prestwick Airport. For the sporting enthusiast there are several golf courses close by including Royal Troon, host to the Open Championship in July, sailing club and bustling marina.

TR1822 | Sat Nav: 33 Titchfield Road, Troon, KA10 6AN

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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Corum Troon
29 Portland Street, Troon, KA10 6AA

Tel: 01292 310 010

Email: troon@corumproperty.co.uk

www.corumproperty.co.uk