



# 12 CAVENDISH PLACE

TROON

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**Immaculate, packed with personality, this stunning, traditional, semi detached villa has been extended and benefits from an extensive private garden. The current owner has a flair for design and an eye for detail. Early viewing is essential.**

Number 12 Cavendish Place is an extended, three bedroom, traditional semi detached villa offering spacious and flexible living areas, open plan contemporary kitchen with family/dining area, elegant bedrooms and stylish bathrooms, occupying a large level plot with driveway and extensive rear gardens with large patio area.

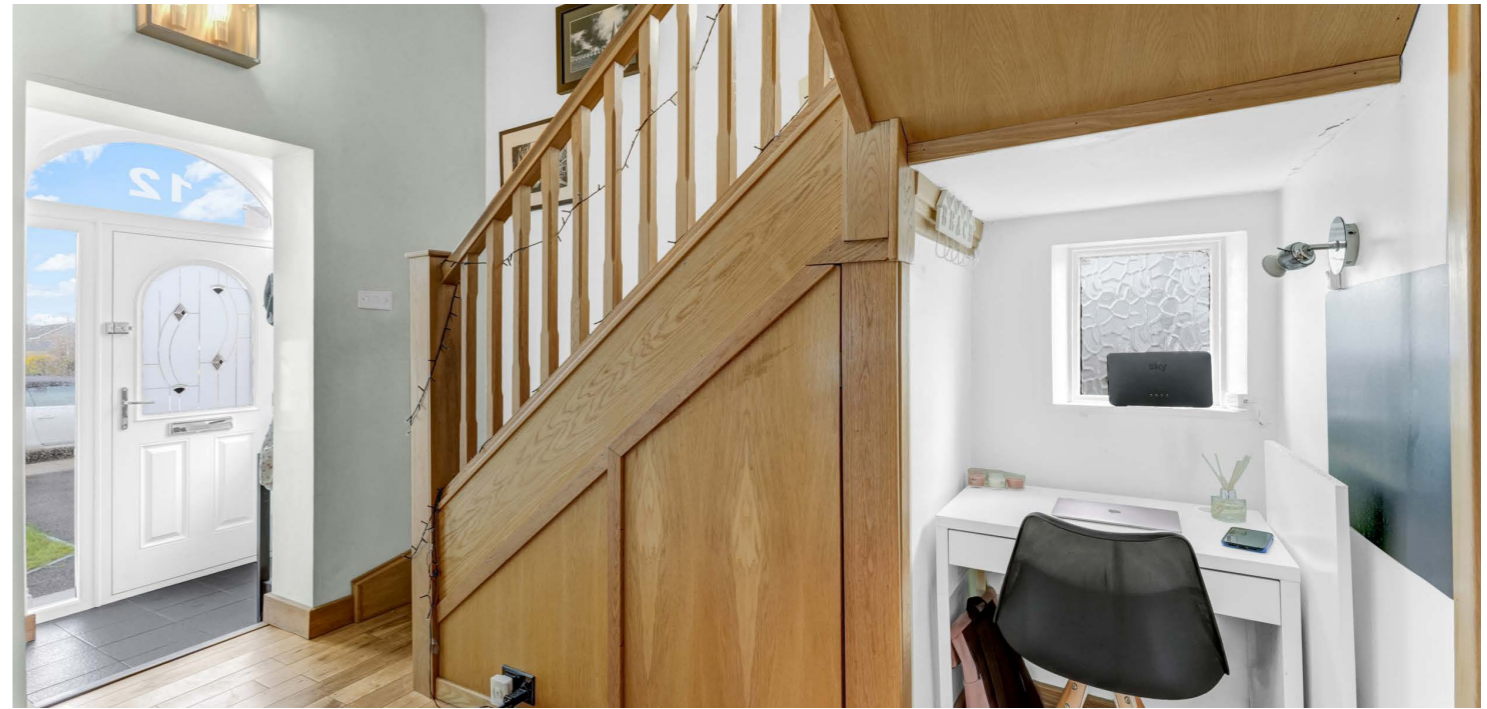
Fresh, vibrant and stylish - this is a dream home to inspire any interior designer. The property is situated within a quiet cul-de-sac close to Troon town centre, beachfront and all local amenities. The accommodation is set over two levels, extending to around 1250 square feet.

In summary, the property comprises an entrance vestibule, a reception hallway, a generous front facing formal lounge with feature log burning stove and bay window, a wonderful, bright, rear extension which is the focal point of this unique home - a modern fitted kitchen leading through to a dining room/family area with patio doors leading onto the rear garden. There is a separate utility and a modern shower room, as well as a generous master bedroom completing the ground floor accommodation.

A beautiful, oak staircase rises to the first floor which has two double bedrooms and a modern family bathroom. The property is complete with gas central heating, double glazing and high quality floor coverings throughout.

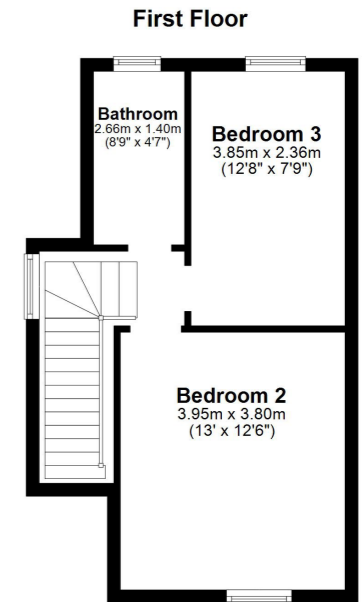
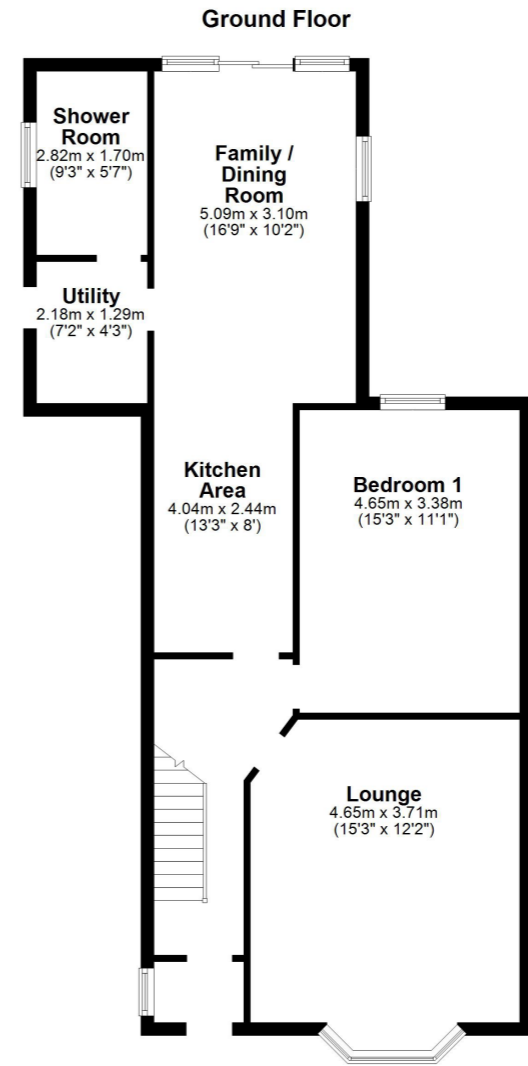
Externally there are well maintained gardens to the front with a driveway providing off street parking. To the rear there is a fully enclosed child/pet friendly garden which comprises an extensive lawn area complete with mature shrubs and trees, a timber garden shed, plus a generous timber deck with pergola - a perfect private place for outdoor entertaining and spring/summer BBQ's.

Properties, like this, that are in turn key condition are proving extremely popular, therefore, early viewing is recommended.









The property is well placed for the bustling town centre and beachfront, excellent schooling, the railway station linking to Ayr and Glasgow and various golf courses including Royal Troon, regular host to the Open Championship. For the commuter, the A77/M77 is easily accessible and links to Glasgow and surrounding areas.

**TR1826** | Sat Nav: 12 Cavendish Place, Troon, KA10 6JG

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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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