



20 TITCHFIELD ROAD
TROON

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A truly impressive lower conversion with spacious all on the level accommodation. Number 20 represents an exceptionally rare opportunity to acquire a property which enjoys an outstanding position on Troon shore front with far reaching sea views and also within walking distance of the bustling town centre

20 Titchfield Road is an excellent example of a spacious lower conversion, offering ample and flexible on-the-level accommodation that will suit a range of purchasers. This fantastic home offers a perfect blend of traditional period features and modern living spaces, with decorative cornicing, high ceilings, ample storage, gas central heating and a fitted modern dining kitchen and a modern bathroom.

There are delightful private and communal gardens at the rear and the property has gorgeous open views across the Firth of Clyde and is within walking distance of local shops, restaurants, supermarkets, schools and transport links.

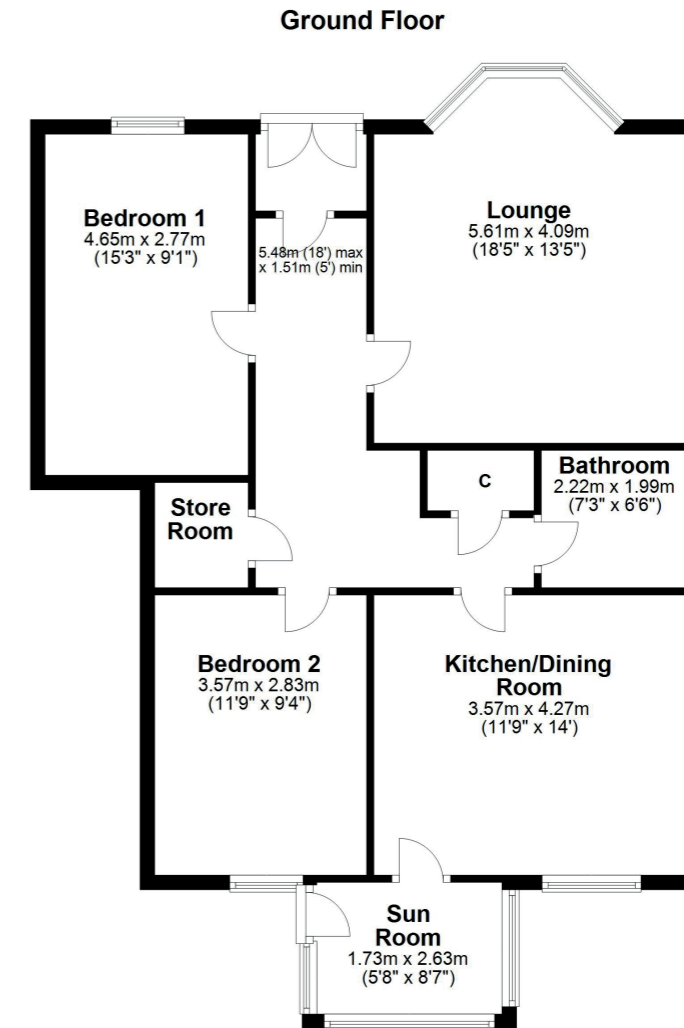
In more detail, the internal accommodation extends to an entrance vestibule, a welcoming reception hallway with two large walk-in storage cupboards, a spacious bay-windowed lounge, a large modern fitted kitchen with dining area that leads through to the sun room and out to the rear gardens, two double bedrooms and a modern fitted bathroom suite with a shower over the bath.

Externally there are enclosed private gardens to the rear with a lawn and mature shrubs and trees. There is a communal lawn and a communal pathway leading out to the side of the property.









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.

TR1831 | Sat Nav: 20 Titchfield Road, Troon, Ka10 6AN

For the full home report visit www.corumproperty.co.uk

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



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