



**74 SOUTH BEACH**  
TROON

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





5 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

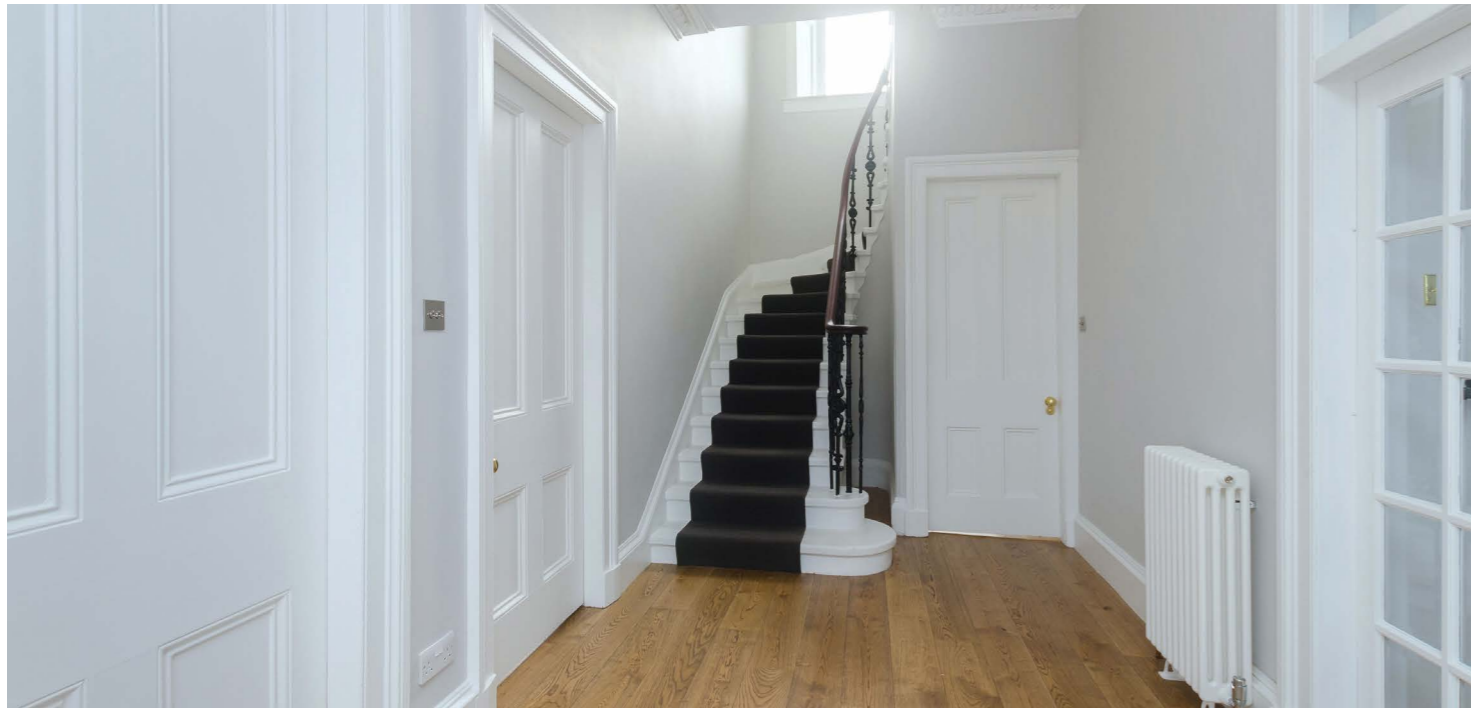
**A beautifully presented family home providing extensive accommodation and enjoying magnificent, uninterrupted views across the Firth of Clyde to Arran, Ailsa Craig and around to the Heads of Ayr.**

Number 74 is a substantial family home extending to approximately 3000 square feet with extensive, family sized accommodation and magnificent uninterrupted views across the Firth of Clyde to Arran, Ailsa Craig and round to both the Heads of Ayr and Troon itself. At the end of the rear garden is a gate onto the common green and the beach beyond.

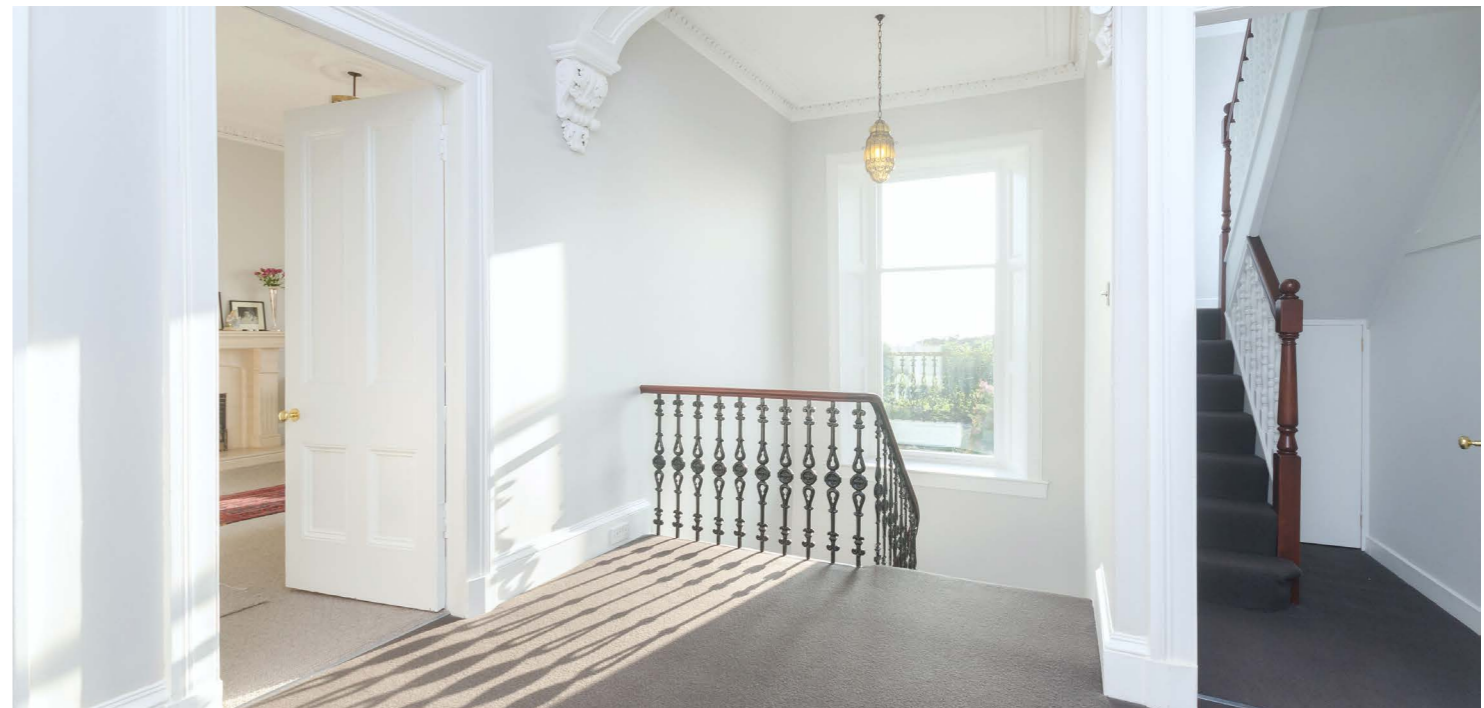
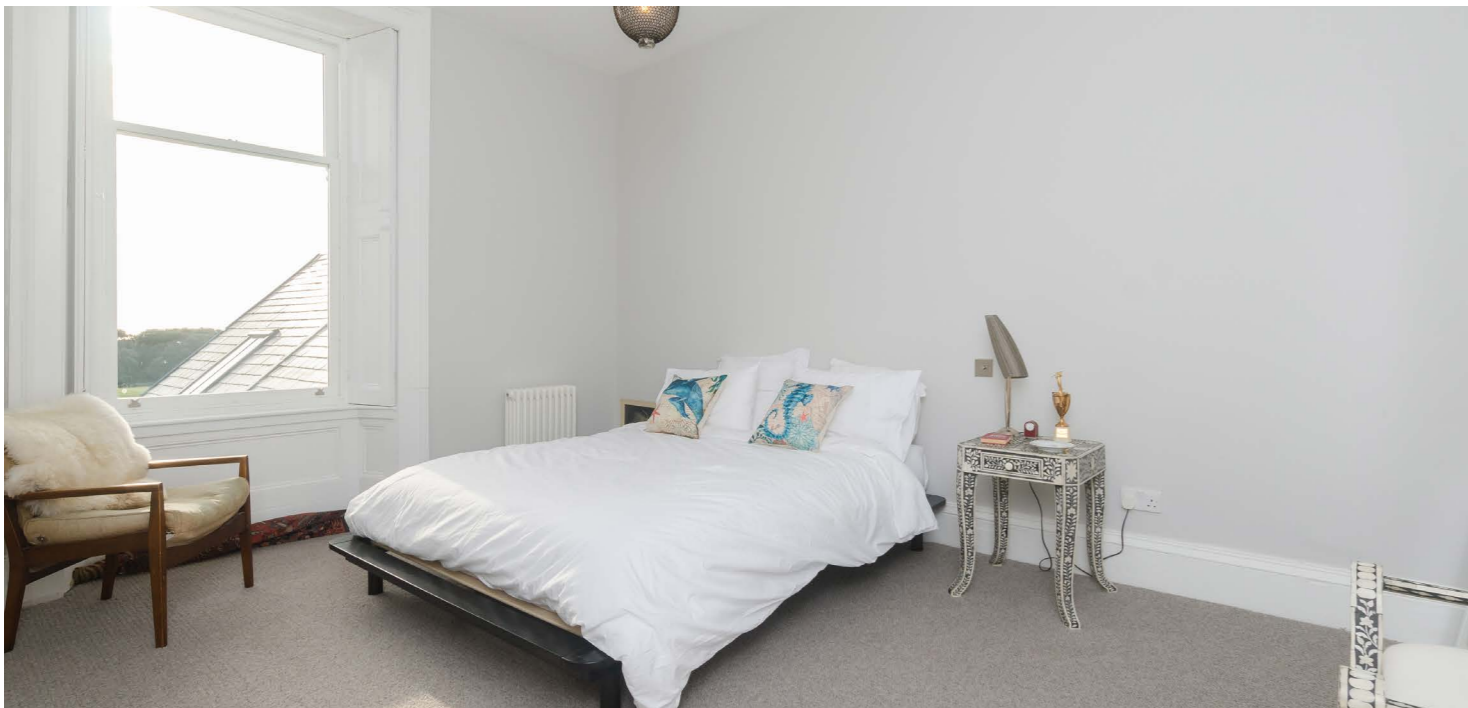
The property has been comprehensively upgraded and modernised by the current owner resulting in a rare opportunity to acquire a period home in walk in condition with wonderful views. Internally the property retains a number of period features including cornice work, original skirting's and doors, working shutters, School-house style radiators, wood panelling in the dining room, wrought iron balustrade and generous room proportions. Modern details include a garden room off the kitchen, quality fitted kitchen with utility room adjacent, double glazing, neutral decoration, and gas central heating with a 'Worcester' boiler. NB. Only items listed are included in the sale.

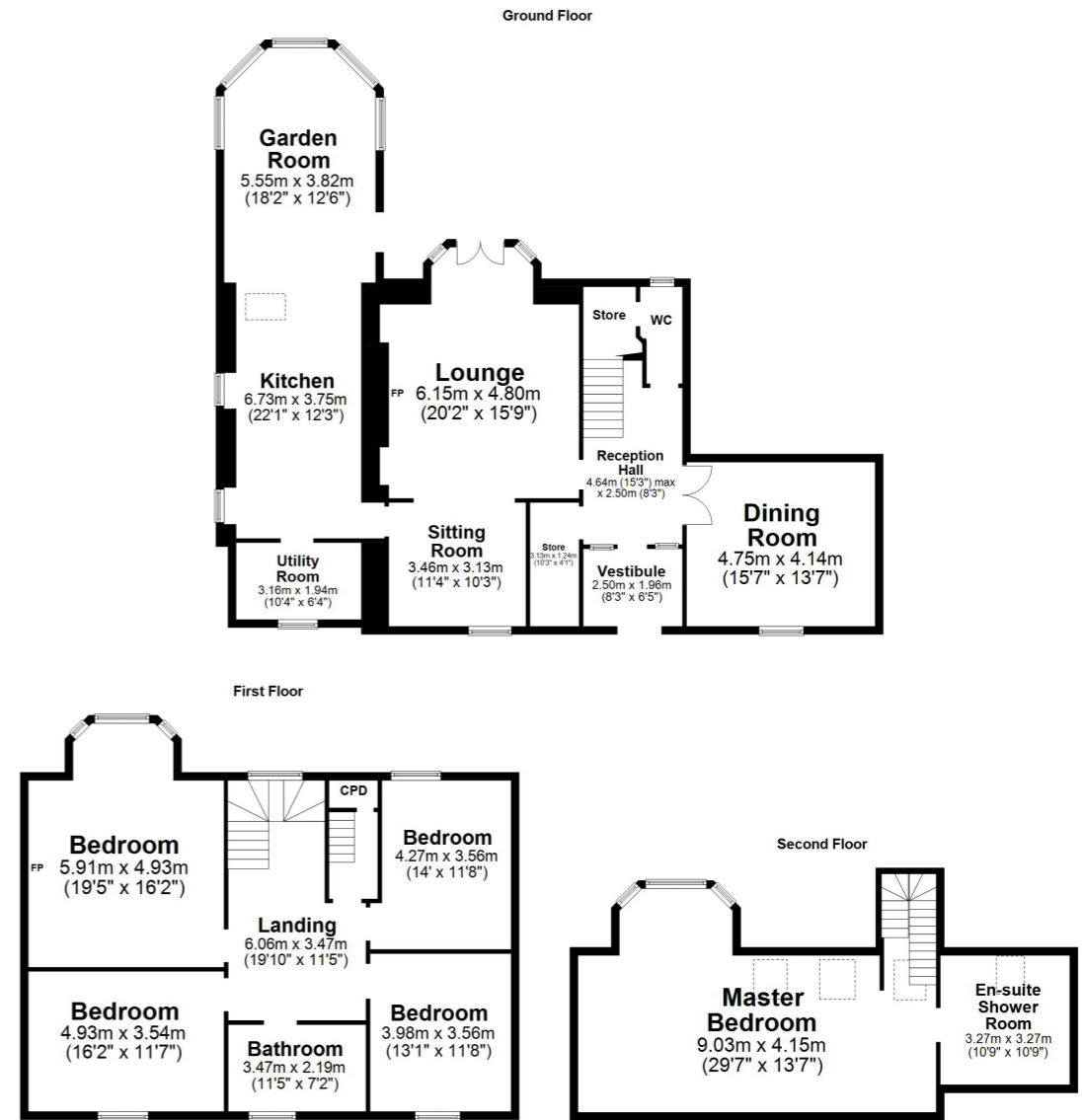
In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway with cloaks cupboard and separate wc off, lounge semi open to the sitting room, dining room, 22' kitchen with utility room off and garden room with door to the rear patio. On the first floor there are four double bedrooms and a three piece bathroom. On the second floor there is a master bedroom with bay window and en-suite shower room.

Externally the front garden is enclosed by hedging and laid to block paving providing parking for two to three vehicles. The fully enclosed rear garden is child safe and predominantly laid to lawn with patio area, shrubbery borders, mature plants and trees and gate to the common green and beach.









South Beach runs southwards from the centre of Troon along the sea-front and culminates at the world famous Royal Troon Golf Club, regular host to the Open Championship which returns in July 2024. It is home to some of Ayrshire's finest homes and very well placed for a wide range of amenities including shops, restaurants, good schooling and mainline rail link to Glasgow.

TR1638 | Sat Nav: 74 South beach, Troon, KA10 6EG

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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



WE'RE **SOLD** ON  
YOUR FUTURE



C O R U M

Corum Troon  
29 Portland Street, Troon, KA10 6AA

Tel: 01292 310 010

Email: [troon@corumproperty.co.uk](mailto:troon@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)