



48A BEACH ROAD

BARASSIE, TROON

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

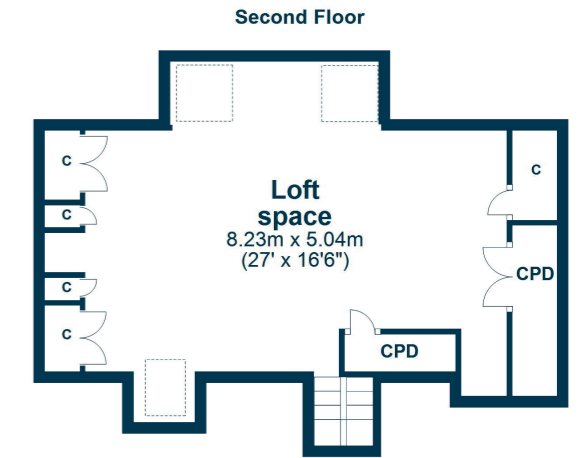
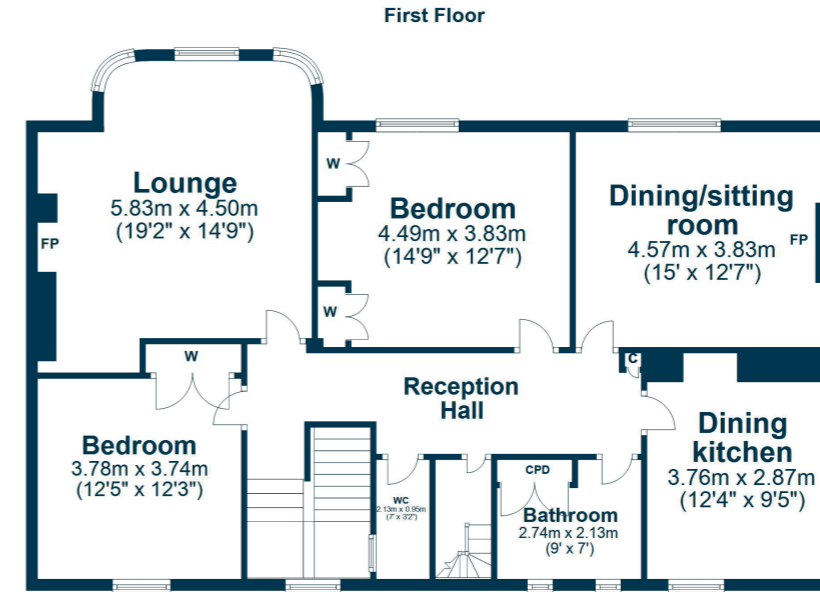
An impressive traditional upper conversion enjoying spectacular sea views over the Firth of Clyde towards Arran with private garden, parking, garage and potential to develop the loft space.

The property comprises of the entire first floor and attic space of a traditional detached villa which enjoys an enviable position on the corner of Beach Road and Arran Road. Although requiring modernisation the property offers great potential to reconfigure and/or develop the extensive loft space to create further accommodation if required.

In more detail the accommodation is accessed to the rear of the building and comprises of a lower reception hall, generous upper reception hall with two piece wc off, bow windowed lounge with feature fireplace, separate dining/sitting room (this could also be utilised as a third bedroom if required), dining kitchen, two double bedrooms (both with fitted wardrobe space) and three piece bathroom. A permanent stair off the reception hall gives access to the floored and lined loft with several storage cupboards off.

Outside there is a shared front garden which is laid to lawn with parking and access to a lock up garage. There is a large private garden to the rear which is predominantly laid to lawn with borders and patio area.





This delightful property takes full advantage of its superb position on Beach Road with dramatic views along the coastline and over the sea towards Arran. The location is perfect for a range of local amenities including Barassie primary School, Barassie golf club and the railway station linking to Ayr and Glasgow. Troon town centre is around one mile distant and provides a more comprehensive range of amenities.

TR1878 | Sat Nav: 48a Beach Road, Barassie, Troon, KA10 6SU

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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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