



**95 SOUTH BEACH**  
TROON

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**5 | BEDROOMS**

**1 | BATHROOM**

**4 | PUBLIC ROOMS**

**A substantial traditional semi-detached villa with partial sea views and providing extremely spacious accommodation within one of Troon's most sought after addresses close to Royal Troon Golf Club.**

Number 95 is an immediately appealing traditionally built semi-detached villa which enjoys partial sea views particularly from the upstairs drawing room. The property is perfectly suited to the family market with extensive and flexible accommodation arranged over two levels.

The property enjoys features and benefits including a fitted kitchen, double glazing, decorative cornice work, original doors, skirtings and panelling, servants bells, several fireplaces, neutral decoration, gas central heating, generous storage and double glazing.

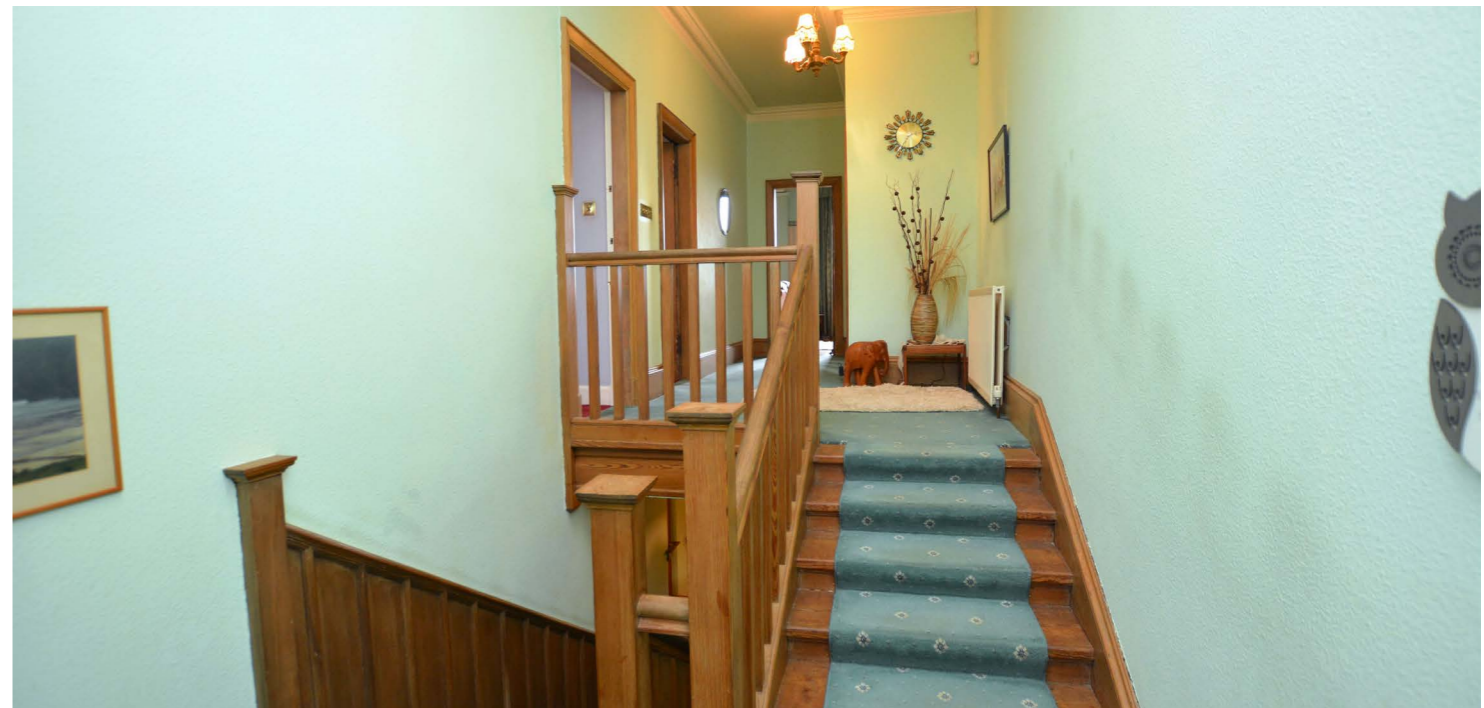
In summary the accommodation extends to, on the ground floor, an entrance vestibule, broad and welcoming reception hallway with cloakroom and two piece wc off, four piece bay windowed lounge, dining room, snug/study, dining sized kitchen, original Butlers pantry/utility room, rear hall, sitting rm/bedroom and second two piece wc. On the first floor there is a generous landing, front facing drawing room, four further bedrooms and a four piece bathroom.

Externally there are gardens to both the front and rear. The westerly facing front garden is laid to lawn with shrubby borders and driveway parking. The enclosed rear garden is also predominantly laid to lawn with well stocked shrubby borders, patio area, coal store and outhouse. To the rear there is gated entry from South Beach Lane onto a driveway which culminates in the attached garage.

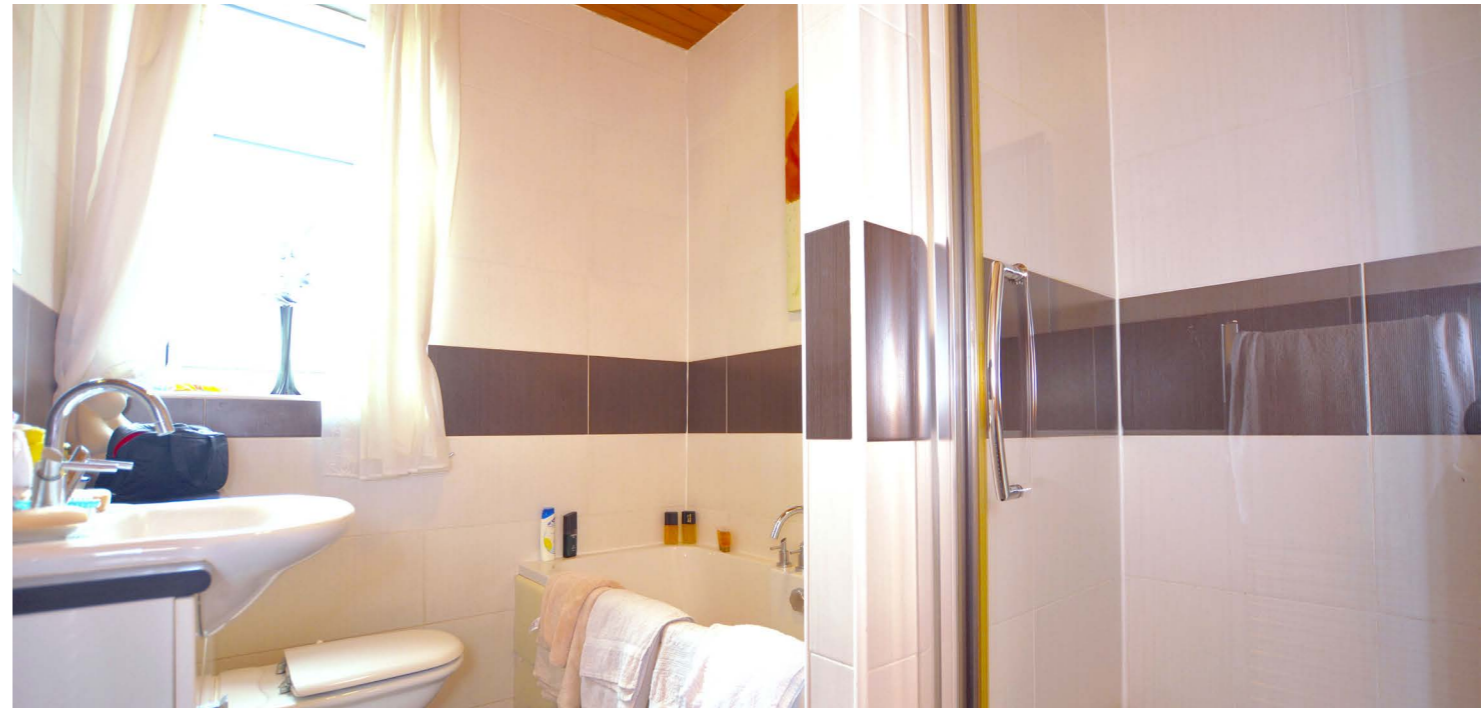




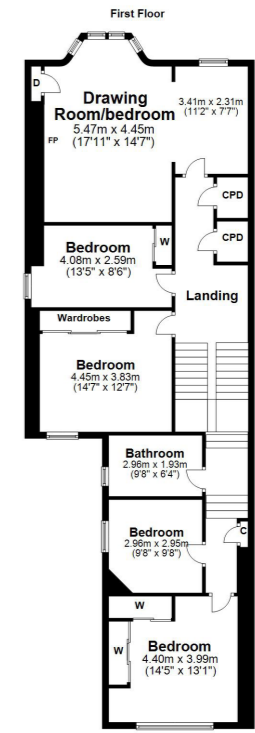
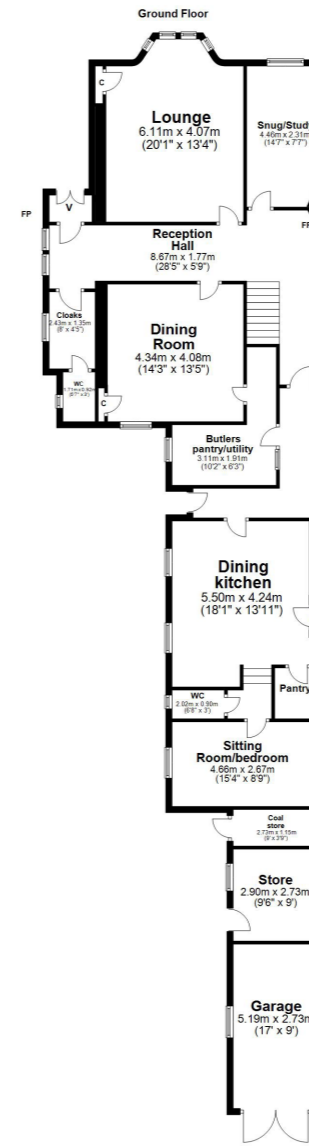












South Beach has long been regarded as one of Troon's and the West of Scotland's most sought after residential addresses being on the seafront and adjacent to Royal Troon Golf Club, regular host to the Open Championship and recent host in July 2024. Troon itself provides a comprehensive range of amenities including supermarket and retail shopping, transport links and recreational facilities. Sporting and leisure facilities include several golf courses, bowling clubs, tennis club, indoor swimming pool and busy marina.

TR1891 | Sat Nav: 95 South Beach, Troon, KA10 6EQ

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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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