



57 TITCHFIELD ROAD
TROON

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c o r u m



3 | BEDROOMS

2 | BATHROOMS

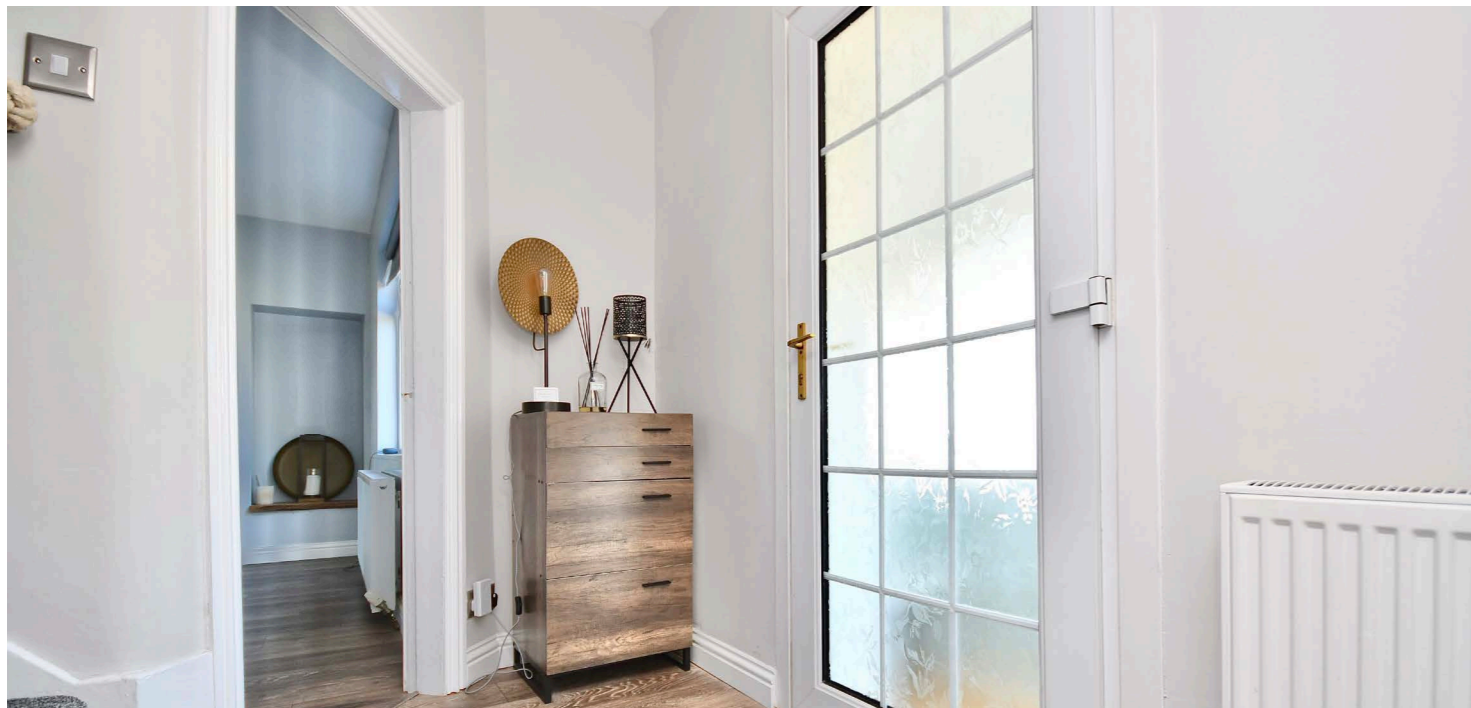
1 | PUBLIC ROOM

A beautifully presented semi detached family villa situated within generous garden grounds along Troon shorefront, with open sea views, off road parking and a gorgeous interior.

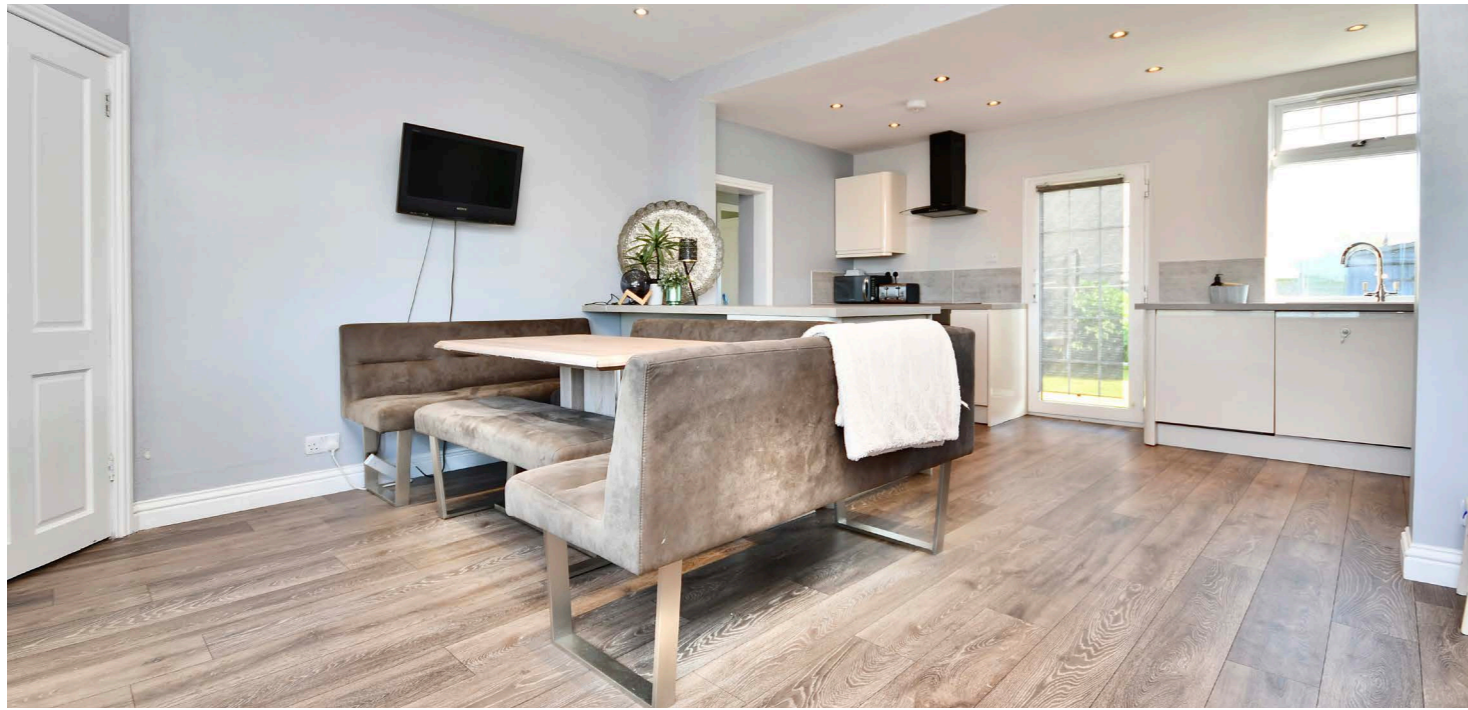
Titchfield Road enjoys a fantastic position along the shorefront of Troon, with stunning views out to sea and along the coast. Number 57 enjoys this special view from all the front facing windows and is an excellent example of a spacious home that will suit a range of potential purchasers, including both the family market and those looking for a second home. The property is in immaculate condition throughout, with tasteful, neutral decor and luxury fixtures and fittings, including a downstairs shower room and a gorgeous open plan breakfasting kitchen into the main lounge. There is flexible accommodation across four main apartments and there is also potential to extend the current living space out to the side, with planning permission sought and approved by previous owners. Off road parking to the side and generous landscaped garden grounds compliment the interior perfectly and early viewing is highly recommended.

In more detail, the internal accommodation extends to an entrance porch, a hallway, a spacious lounge open plan into a luxury fitted breakfasting kitchen, with downlights, gloss wall and base units and a door out to the rear garden, a separate family room/ third bedroom, a rear hallway and a tiled downstairs shower room. On the upper floor there is loft access leading to a floored and lined attic room, storage on the landing, a modern fitted family bathroom and two large double bedrooms, both with built-in storage. There is also previously passed planning permission to extend the current living space across two floors to create an additional lounge/ dining space and utility on the ground floor and two further bedrooms upstairs, extending the overall square footage of the property to around 1800 sq ft.

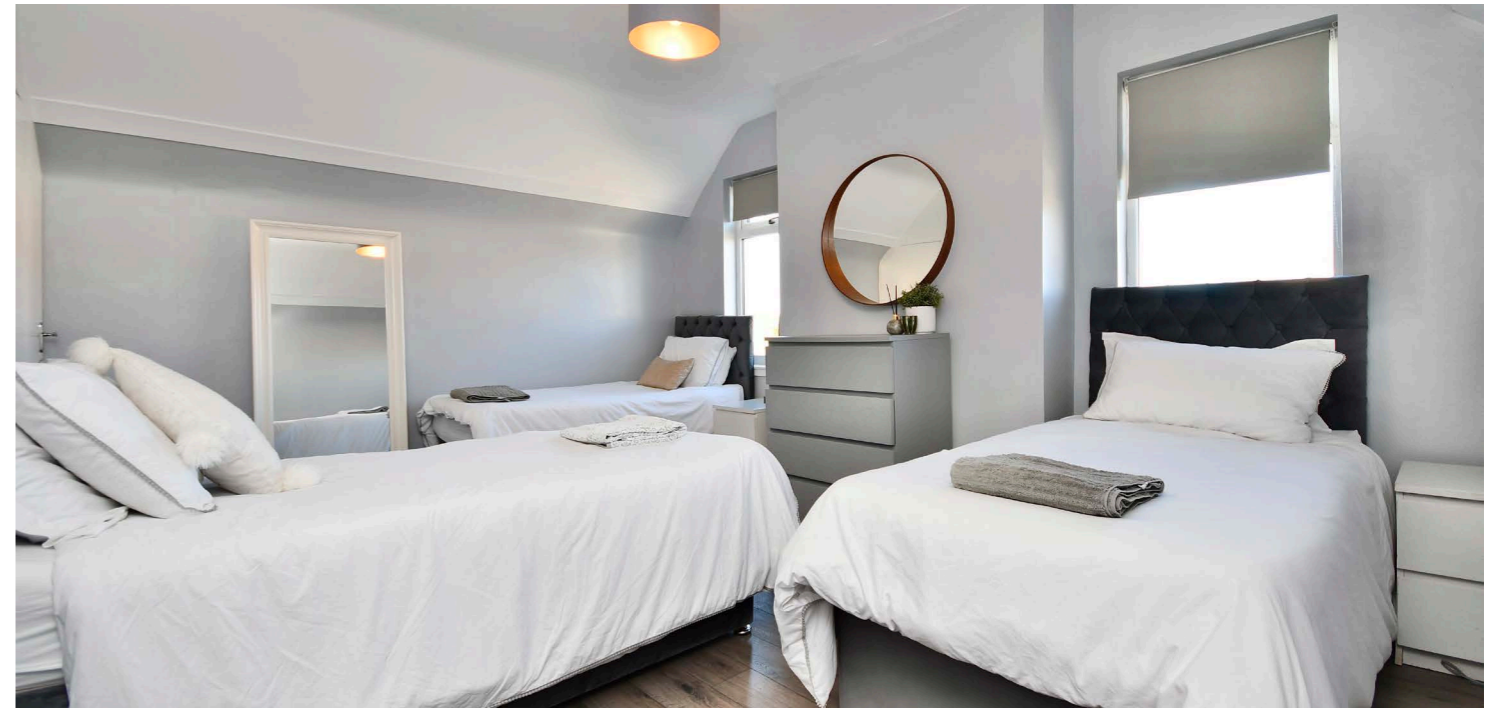
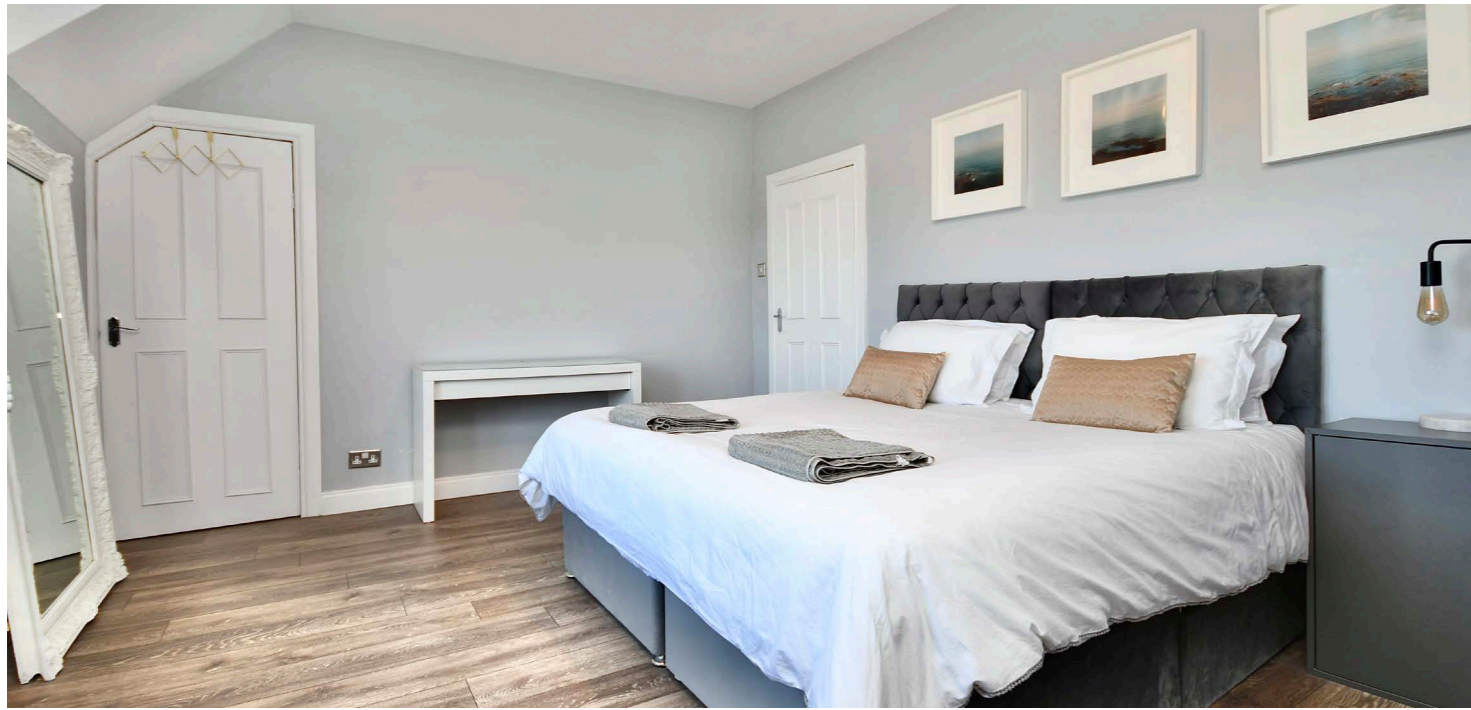
Externally there are large garden grounds that wrap around the property, with the front garden laid mainly with decorative pebbles and a decked patio area to enjoy the afternoon and evening sun. The side garden is laid mainly to lawn with pebbled borders and there is gated vehicular access onto a large pebbled drive, with a lawn, a garage with power and a garden shed at the rear.

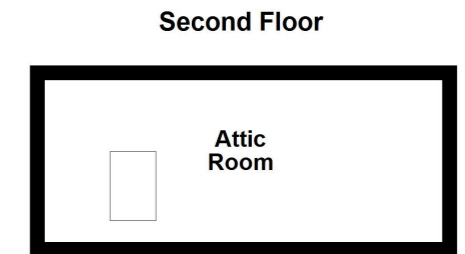
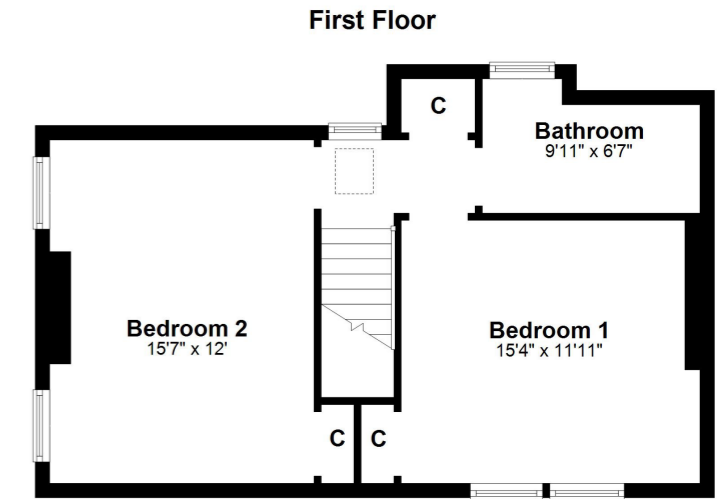
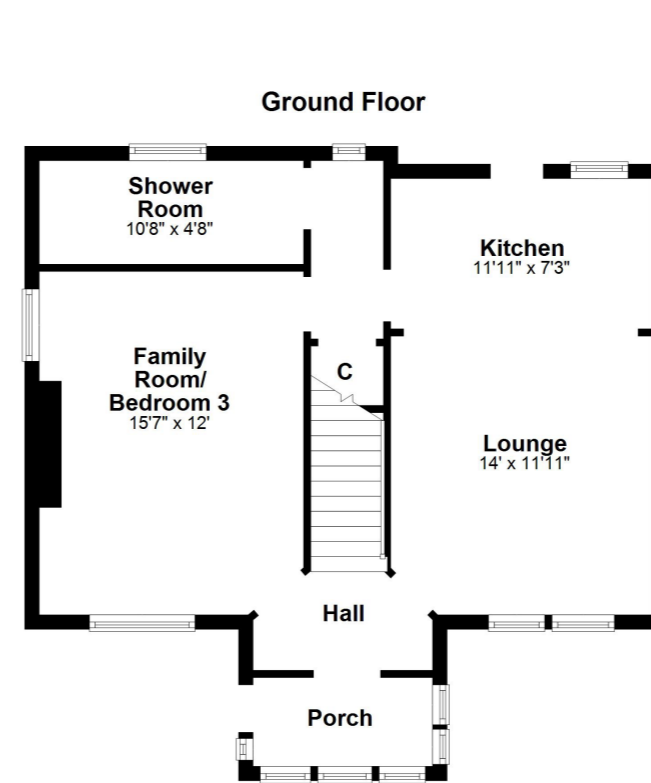
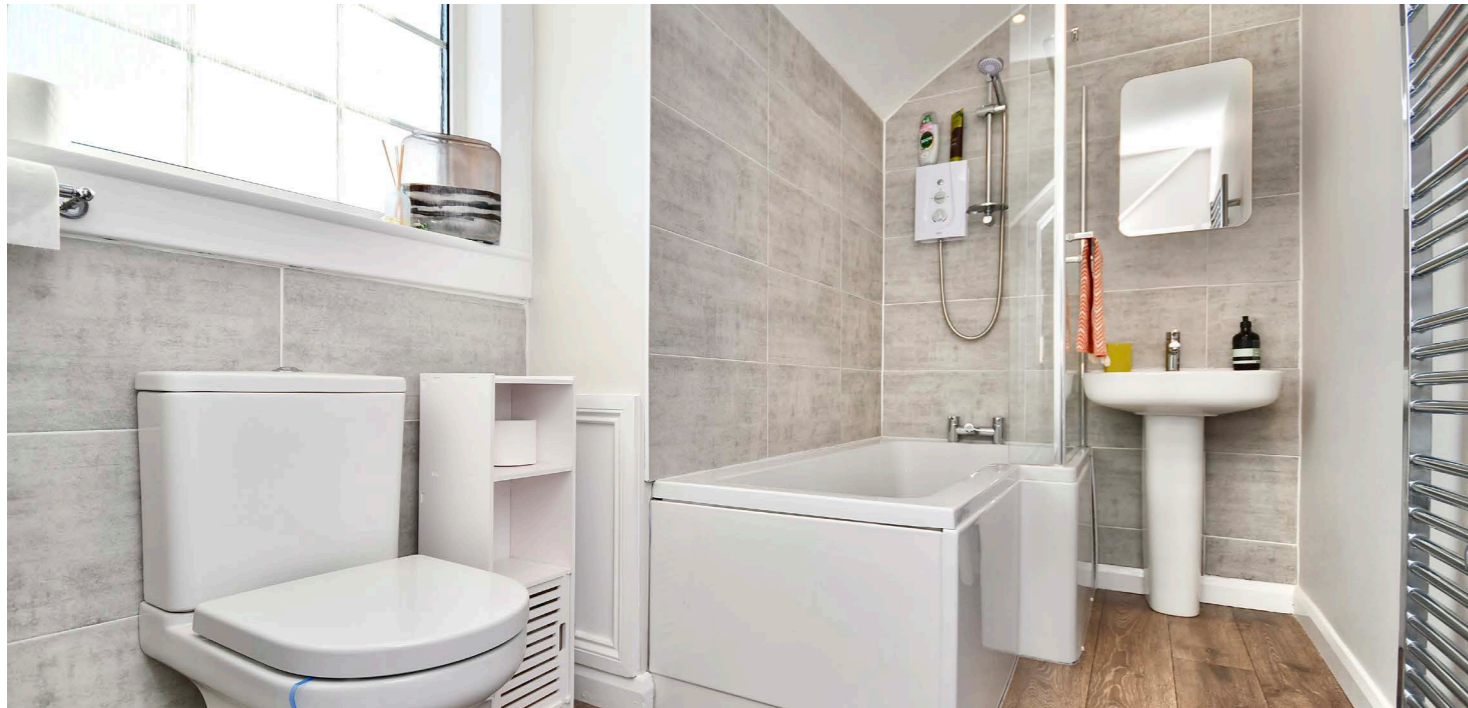












Titchfield Road stretches along the seafront and benefits from open sea views and delightful walks along the shore. Troon town centre is close by and provides a comprehensive range of amenities, including boutique shops, restaurants and cafes, mainline rail links to Glasgow and surrounding districts, supermarkets and excellent schooling.

TR1890 | Sat Nav: 57 Titchfield Road, Troon, KA10 6BY
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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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