



# 11 PORTLAND TERRACE

TROON

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

This three bedroom upper duplex conversion is a distinguished residence that blends classic charm with modern luxury. With stunning sea views, a private garden, in the heart of Troon, this property offers an unparalleled coastal lifestyle, just a leisurely stroll from the pristine beaches and town centre. With its elegant architecture and interiors, this home offers comfort, style, and what everyone wants, uninterrupted seas views.

Number 11 Portland Terrace is the epitome of refined coastal living within the sought after seaside town of Troon. This exquisite property stands as a testament to timeless elegance, offering a blend of traditional design and contemporary facilities.

Located in one of Troon's most sought-after locales, with beautiful uninterrupted sea views, residents are privileged with immediate access to the town's stunning beaches, renowned golf courses, and a town centre with boutique shops, quality cafes, and restaurants.

This three bedroom upper duplex conversion has both a front and a rear door, a thoughtfully designed layout, featuring spacious living areas bathed in natural light, high ceilings, and premium finishes throughout. Each room exudes a sense of warmth and sophistication, making it ideal for both relaxation and entertaining.

Accommodation comprises three generously sized double bedrooms, a family bathroom as well as a family shower room, a lounge with bay window and focal point fireplace and an adjacent modern kitchen. The current owners have placed a dining table and chairs within the bay window to make the most of the breathtaking views. There is excellent storage throughout. Additional features include a beautifully landscaped private garden, providing a serene outdoor space to unwind, and a large timber shed for outdoor storage.









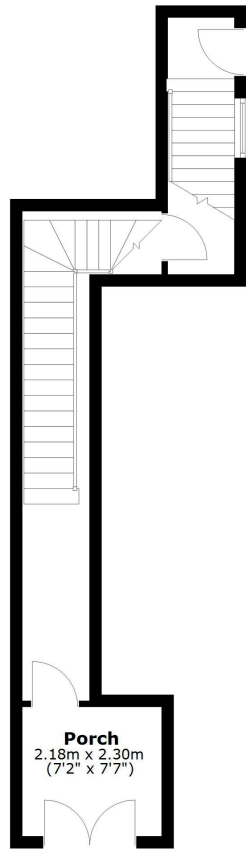




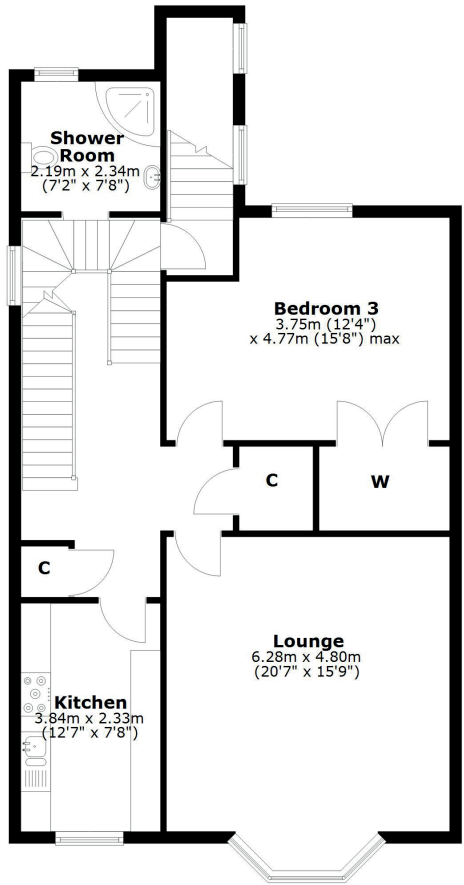




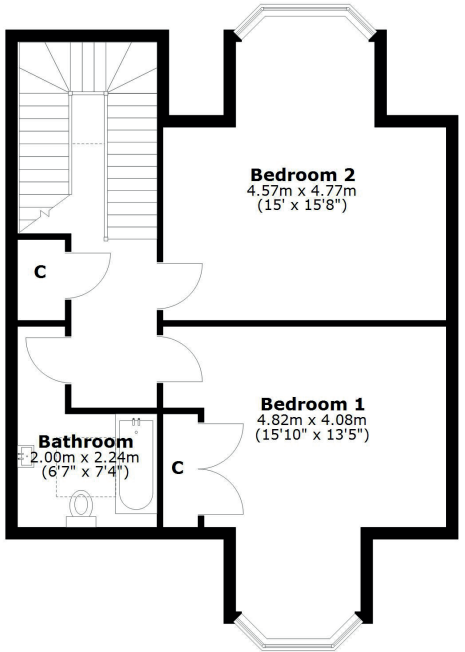
Ground floor



First Floor



Second Floor



Troon offers a lifestyle of unparalleled leisure and convenience. Whether it's a morning jog along the sandy shores, a round of golf at the world famous Royal Troon Golf Club, or exploring the scenic coastal trails, opportunities for recreation and relaxation are endless. Moreover, excellent transport links via road and rail ensure effortless access to Glasgow and beyond, making it a perfect primary home or pied-a-terre holiday home.

TR1946 | Sat Nav: 11 Portland Terrace, Troon, KA10 6AJ

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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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