



**10 EAST GROVE**  
TROON

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**3 | BEDROOMS**

**1 | BATHROOM**

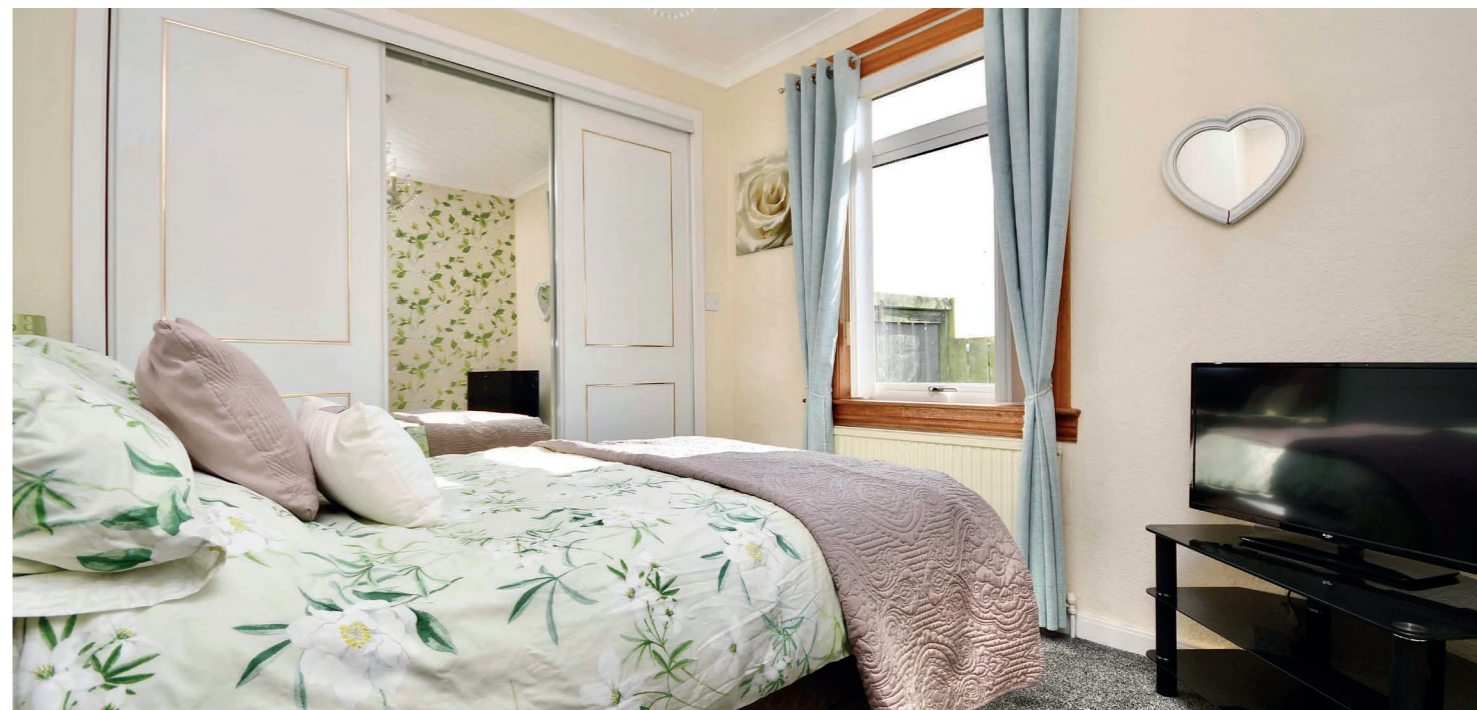
**1 | PUBLIC ROOM**

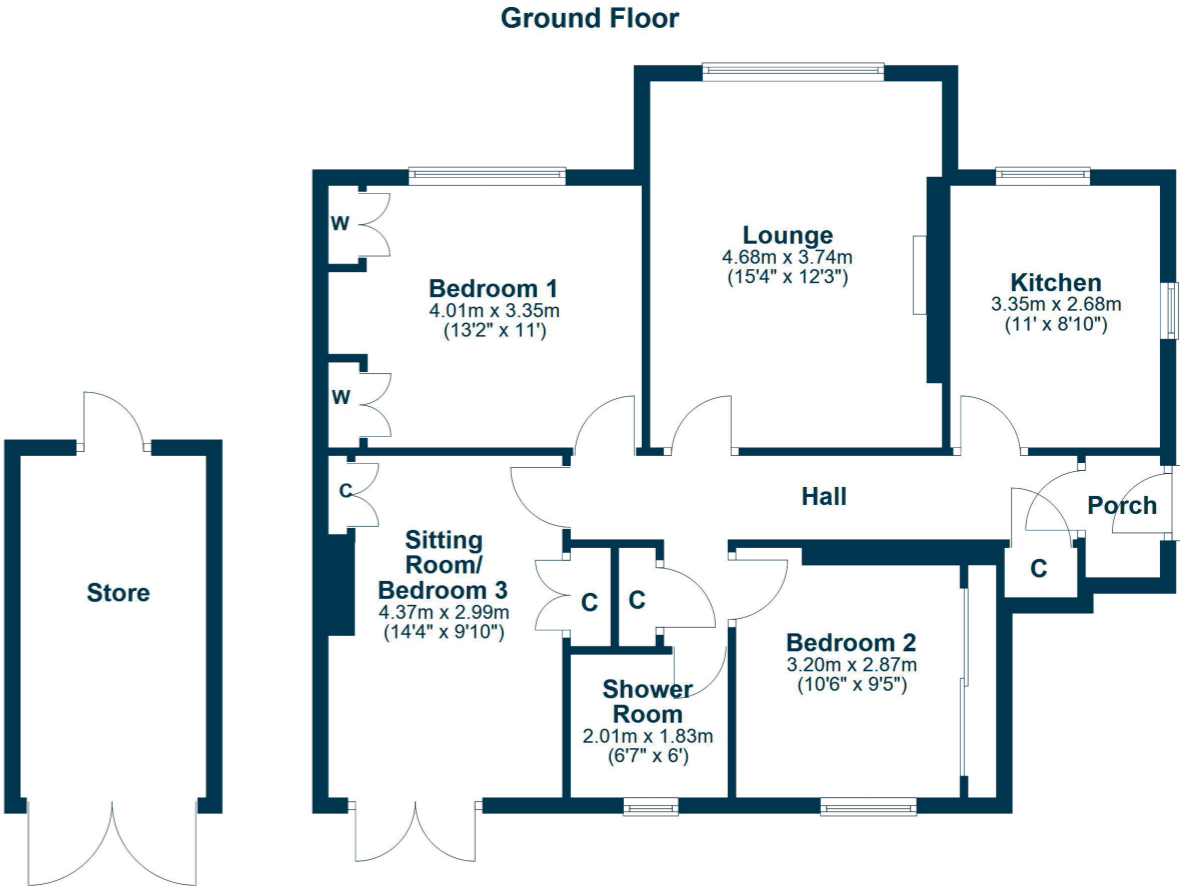
**An impressive ground floor apartment with ample accommodation, a generous south-facing rear garden, off road parking and close to the excellent schools and amenities of Troon.**

10 East Grove is an excellent example of a spacious and immaculate ground floor apartment in a popular residential area of Troon. This fantastic home has a wealth of flexible on-the-level living space, ample storage, neutral decor and it must be viewed to appreciate the accommodation and the location. There are incredible south-facing gardens at the rear that compliment the interior and off road parking, with driveway and front garden area.

In summary, the internal accommodation extends to an entrance hall porch, an inner hallway with storage cupboards, a spacious lounge with a feature wood-burning stove and fireplace, a luxury modern kitchen with integrated appliances, two double bedrooms with fitted wardrobes, a modern shower room suite and a sitting room or additional bedroom, with storage and French doors leading out to the garden.

Externally there is a large south-facing garden to the rear, laid with a mixture of hard and soft landscaping, including decorative shrubs, paved patio areas, a large garden store with light and power, a greenhouse and lawn. There is also a gate leading out to the rear lane. There is a front garden and off road parking.





Troon has a range of local amenities, including schools, shops, supermarkets, transport links to Glasgow and beyond, restaurants and leisure facilities. There are first class golf courses, including Royal Troon, a regular host of the British Open. Troon is only a short drive from the towns of Ayr and Kilmarnock, which both have a comprehensive range of further amenities.

**TR1954** | Sat Nav: 10 East Grove, Troon, KA10 7BE

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.



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