



39 SOUTHWOOD ROAD
TROON

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A truly unique and charming traditional home set in good sized, private gardens within the highly regarded 'Southwood' area of Troon close to Royal Troon Golf Club.

Number 39 Southwood Road is a wonderful home which enjoys a fabulous, private position within the revered 'Southwood' area of Troon. The property is presented in walk in condition and has been imaginatively designed with accommodation suited to both the family market and particularly those clients seeking all on the level living. In addition there is a fantastic purpose built garden room/home office within the garden grounds.

The level of fixture and finish is excellent including a modern fitted kitchen, quality sanitary ware, double glazing, quality flooring, neutral decoration, wood burning stove and gas central heating.

In summary the accommodation extends to, on the ground floor, a broad and welcoming glazed reception hallway, open plan lounge/kitchen, sun room, master bedroom with three piece en-suite shower room and separate three piece bathroom. Upstairs there are two further double bedrooms.

Externally the sweeping driveway is bordered by lawn and mature trees. There is extensive parking and two timber garages. The garden grounds are predominantly laid to lawn with mature trees, shrubby borders, extensive patio area and garden room/home office.





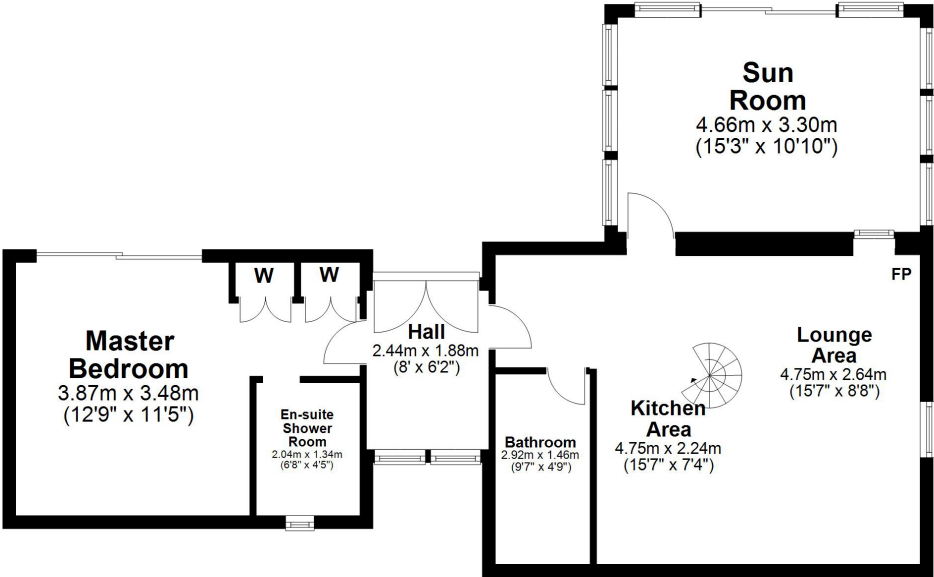
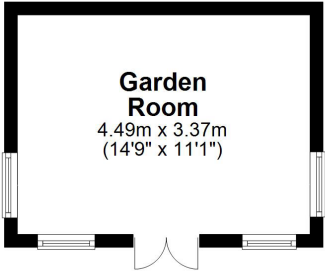




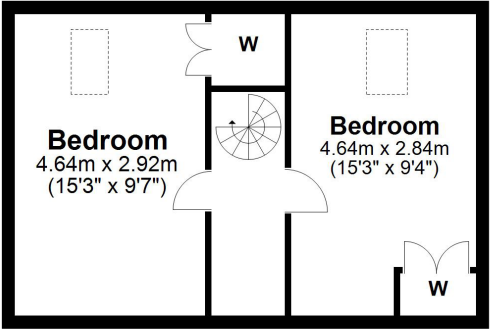




Ground Floor



First Floor



The Southwood area of Troon originally belonged to the Duke of Portland and is home to some of Ayrshire's finest properties less than 2 miles from the centre of Troon which provides a comprehensive range of amenities including a plethora of boutique shops, bars and restaurants. For the commuter the property is ideally placed for access to the A77/M77 bypass linking to Glasgow and Troon provides a mainliner rail link to Ayr and Glasgow.

TR1979 | Sat Nav: 39 Southwood Road, Troon, KA9 1UP

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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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