



3 POLO AVENUE
TROON

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3 | BEDROOMS

1 | BATHROOMS

3 | PUBLIC ROOMS

A rarely available traditional detached bungalow set within generous, south facing gardens in one of Troon's most sought after residential areas close to Royal Troon Golf Club.

Number 3 Polo Avenue is an immediately appealing traditional detached bungalow which was built in 1930 and has been owned and lovingly cared for by the current owner since 1966. The property provides well proportioned accommodation particularly suited to clients seeking all on the level living with a flexible layout of six principal apartments.

Potential purchasers should note there is scope to increase the current level of accommodation by extending the property to the rear or converting the extensive loft space subject to the appropriate consents. The loft space is currently accessed via a pull down ladder and consists of a floored and lined loft room (17' x 15'4) with extensive eaves/storage space off.

In summary the accommodation extends to, an entrance vestibule, dining hall, bay windowed lounge room, sitting room, dining kitchen, utility room, three double bedrooms and four piece bathroom. In addition the property has gas central heating with a 'Worcester' boiler and partial double glazing.

Externally the property occupies generous well tended gardens which are south facing to the rear. The front garden is laid to decorative chips with shrubbery borders and has a slabbed and chipped driveway to the side culminating in the detached tandem garage (31' x 9'2). The rear garden is fully enclosed with a large area of lawn, shrubbery borders and patio area.

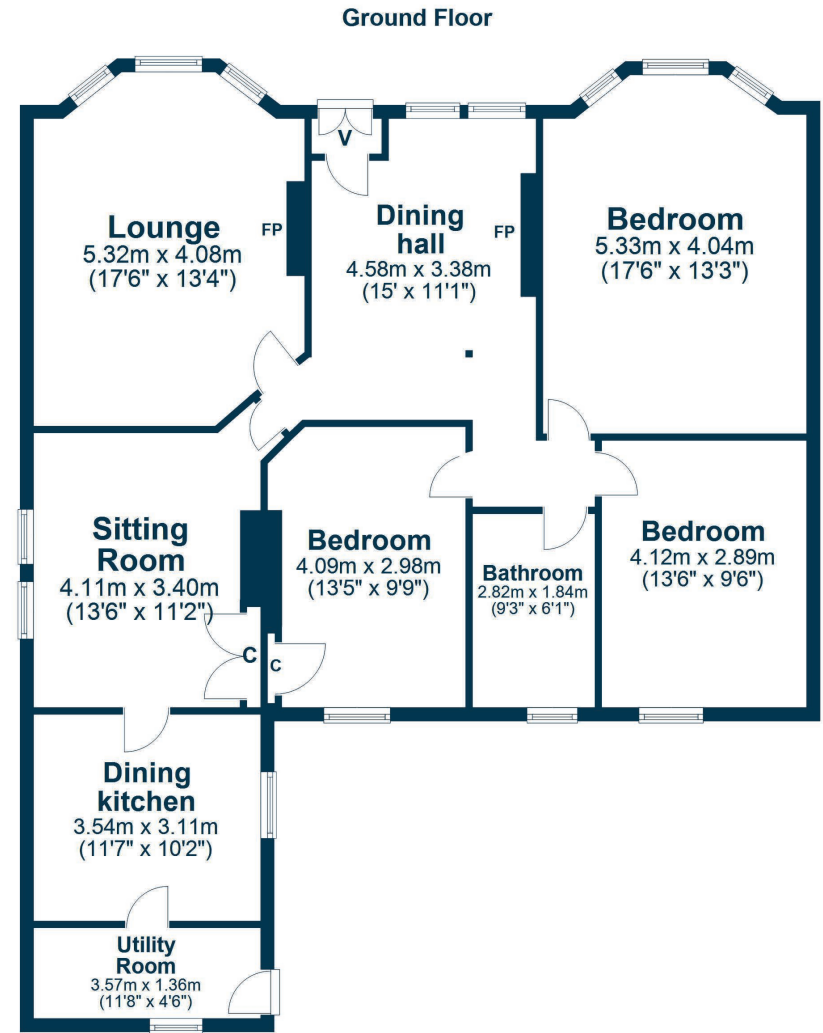












The property enjoys an enviable position with outlook across the common green to the front and a high level of privacy to the rear. Polo Avenue links Fullarton Drive and Fullarton Crescent and benefits from being relatively traffic free and within one of Troon's most sought after residential areas close to Royal Troon Golf Club which hosted the 2024 Open Championship. The town centre is also close by and this provides a range of boutique shops, restaurants, supermarket shopping, and main line rail link to Glasgow. Both primary and secondary schooling and the seafront are all within walking distance. Prestwick Airport is close by and provides flights throughout Europe.

TR1978 | Sat Nav: 3 Polo Avenue, Troon, KA10 6LH

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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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