



# 52 SOUTH BEACH

## TROON

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**2 | BEDROOMS**

**1 | BATHROOM**

**3 | PUBLIC ROOMS**

**A charming and rarely available traditional mid-terrace villa enjoying a fabulous seafront position with westerly facing gardens perfectly positioned close to the town centre.**

Number 52 is a traditional mid-terrace villa offered to the market for the first time in around 25 years. Although requiring general upgrading and modernisation the property represents an incredibly rare opportunity to acquire a charming home with un-interrupted sea views within one of Troon's very best residential locations. Potential purchasers should note there is scope to extend the property to the rear subject to any appropriate consents.

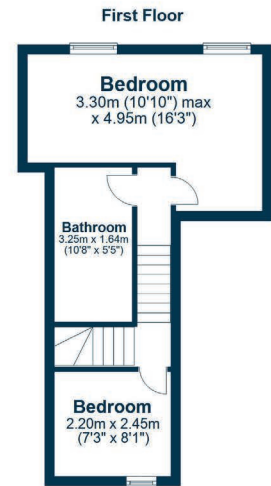
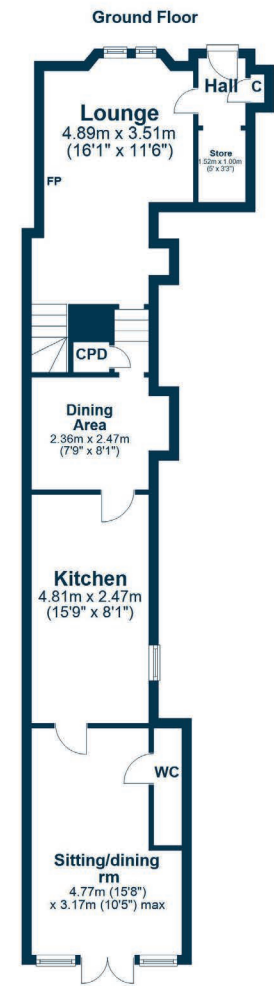
In summary the accommodation extends to, on the ground floor, an entrance hallway, front facing lounge, dining room, kitchen and sitting room with wc off and double doors to the rear garden. Upstairs there are two bedrooms and a three piece bathroom.

Externally the property has gated driveway parking to the front. The enclosed westerly facing rear garden is predominantly laid to lawn with patio area, well stocked shrubbery borders and mature plants. In addition there is gate access to the Common green and beach beyond.









South Beach is one of Troon's most admired residential addresses fronting onto the beach and providing wonderful views across the Firth of Clyde to Arran. The property is well placed for the bustling town centre, excellent schooling, the railway station linking to Ayr and Glasgow and various golf courses including Royal Troon, regular host to the Open Championship with the most recent Championship hosted in July 2024. For the commuter the A77/M77 is easily accessible and links to Glasgow and surrounding areas.

**TR2024** | Sat Nav: 52 South Beach, Troon, KA10 6EF  
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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