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JAS CAMPBELL & CO LTD
—ws—
solicitors notaries estate agents



Ground Floor Flat
The Turrets, Flat 9, 16 Templehill, Troon, KA10 6BE
Offers Over £75,000



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ēspc

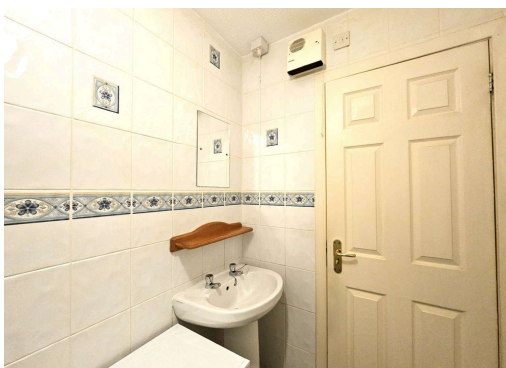




Jas Campbell & Co are delighted to be marketing this well positioned ground floor flat situated in the heart of Troon's vibrant Templehill area, only a stones throw away from Troon's sandy beach and marina. This property forms part of a beautiful red sandstone building end is entered via a secure entry system making this an ideal purchase for retirees.

Templehill offers a mix of independent shops, cafes and essential amenities on your doorstep. Troon railway station is within easy walking distance offering access to Ayr, Glasgow and beyond as well as Prestwick International and Glasgow Airports.

Accommodation comprises: Entrance Hall - Shower Room housing a two piece bathroom suite and shower cubicle housing a Triton electric shower - Bedroom with a window to the rear - Open plan kitchen/lounge boasting having a large walk-in storage cupboard. The lounge area has a window to the rear and the kitchen area has wall and floor units for more than ample storage together with a fridge freezer, washing machine electric oven and hob which are included in the sale.



MEASUREMENTS

Entrance Hall	5.21 m x 2.08 m / 17'1" x 6'10"
Shower Room	2.53 m x 1.39 m / 8'4" x 4'7"
Bedroom	3.25 m x 3.04 m / 10'8" x 10'0"
Open Plan Kitchen/ Lounge	5.00 m x 3.65 m / 16'5" x 12'0"

FEATURES

Ground floor flat
Double bedroom
Ideal purchase for retirees
Located only a stones throw away from Troon's sandy beach and marina
Electrical storage heating
Town centre location
Secure door entry
Double glazing
No chain
Factor service - note of approx. fees provided separately

EPC Rating - E

Council Tax Band - B

Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.

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