

41B Titchfield Road

Troon

Offers Over

£195,000





Bedrooms: 2

Bathrooms: 2

Receptions: 1

A ground floor flat on the Troon seafront with a private garden and a door straight from the living room, so the communal entrance is entirely optional. Two bedrooms, one with an en suite, and a generous kitchen finishing in a curved bay of windows. The sun goes down over the Firth of Clyde, and both the beach and the heart of Troon are within easy reach.

Wake to the early light. End the day with the sun going down over the Firth of Clyde. In between, a walk along the beach, or a stroll into the heart of Troon, whichever the day calls for.

The Flat
Flat B is a ground floor flat in a traditional block of six, built around 1900 and since extended to the side. Two bedrooms, one with an en suite. A generous kitchen. A living room with a door to the garden.

It is a flat that has been well looked after. The Home Report notes it is in good decorative order throughout.

The Living Room
The living room is the heart of the flat. A door opens directly onto the private garden, so you can come and go without ever touching the communal entrance. Arrive from the beach, step straight in. Shoes off at the door, kettle on.

At 4.7m by 4.3m, it holds a dining table, a sofa and a good deal of life.

The Kitchen
The kitchen runs to 4.8m by 3.4m and finishes in a curved bay of windows. There is room for a table, which makes it the natural place for breakfast and the long conversations that follow. A separate utility space sits just off the hall.

The Bedrooms
The principal bedroom measures 3.6m by 3.7m and has its own en suite shower room. The second bedroom is 4.0m by 3.3m with two built in cupboards, either of which would suit a child, a guest or a desk. A family bathroom completes the accommodation.





The Garden

The private garden sits to the front and side of the flat. There is also a shared garden to the rear, with a brick wash house shared between the six owners. A garden you can reach directly from your own living room is rare in a flat. Beside the sea, it is rarer still.

A Troon Address

Titchfield Road takes its name from the Marquess of Titchfield, the title held by the heir to the Dukes of Portland. In 1805 the Marquess bought the Fullarton estate and went on to build Troon Harbour. The town grew up beside it. The street still carries his name, a short walk from the water he put the town on. The flat sits within the Troon Conservation Area, which exists to preserve the character of streets like this one.













Council Tax Band: C

Tenure: Freehold

Property Type: Flat

- Ground floor seafront flat with views over the Firth of Clyde
- Private garden with direct access from the living room
- Two bedrooms, the principal with its own en suite shower room
- Generous kitchen with a curved bay of windows and room for a table
- Gas central heating and triple glazing to the front elevation
- Within the Troon Conservation Area, with the beach and town close by

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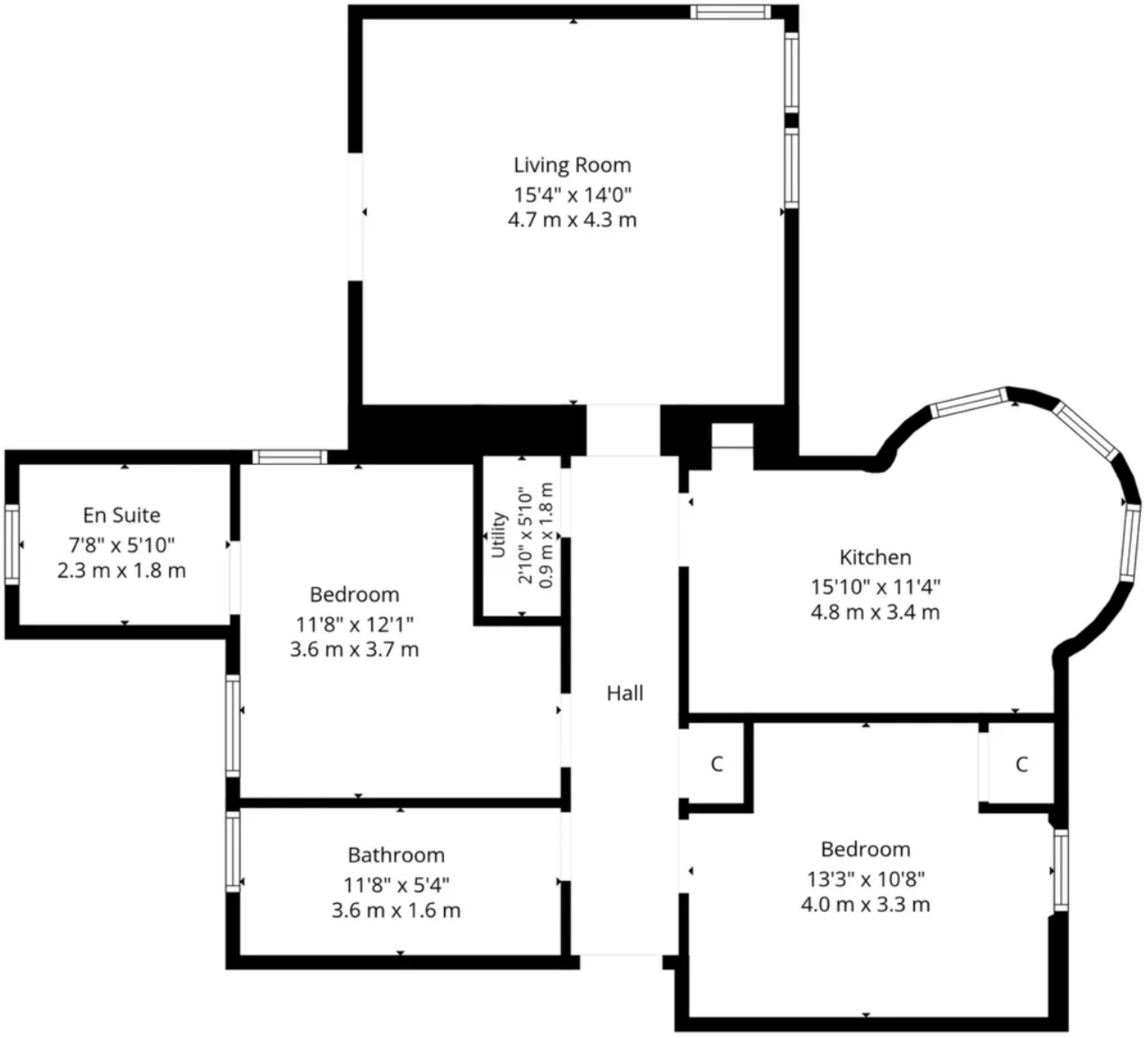












Total: 880 sq. Ft, 82 m2

Ground Floor: 880 sq. Ft, 82 m2

Excluded Areas: Walls: 71 sq. Ft, 6 m2

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