MONTGREENAN
PROPERTY GROUP



36B Templehill

Troon, KA10 6BE

Offers in excess of £75,000

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Montgreenan Property Group are absolutely delighted to introduce to the market 36A Templehill, Troon, a beautifully presented, newly redecorated ground floor garden apartment, offering stylish contemporary living, exceptional proportions & a wonderful private garden, all within the heart of one of Ayrshire's most desirable seaside towns.

Perfectly positioned just moments from Troon's magnificent coastline, picturesque harbour & vibrant town centre, this charming one-bedroom home combines modern comfort with the convenience of an outstanding central location.

Internally, the accommodation has been freshly redecorated throughout, creating a bright, inviting & effortlessly stylish home. At its heart lies a superb open-plan kitchen, sitting & dining area, thoughtfully designed for modern living & entertaining, complemented by an exceptionally spacious double bedroom & sleek contemporary bathroom.

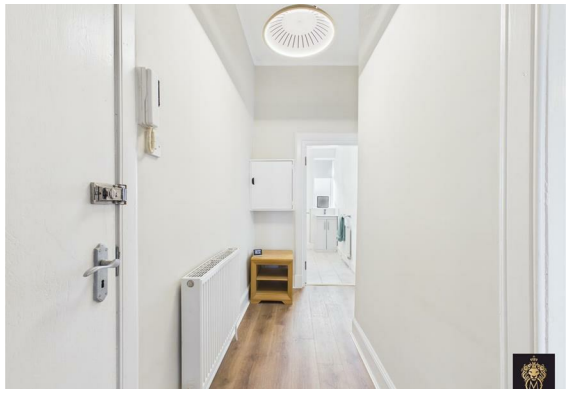
Outside, a substantial, fully enclosed private garden provides a wonderful setting for alfresco dining, summer entertaining or simply relaxing in the sunshine. A particularly rare & desirable feature for a property so centrally positioned.

The location is quite exceptional. Troon's beautiful sandy beaches, bustling harbour, independent boutiques, cafés, restaurants &











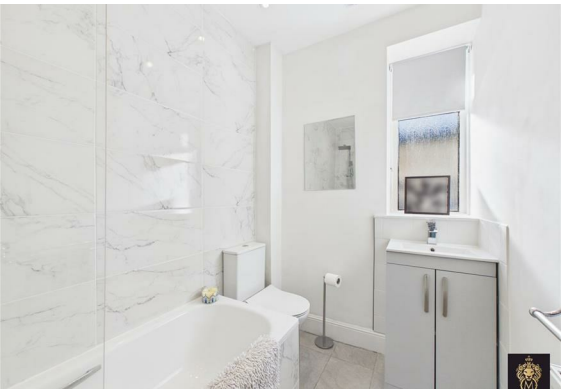














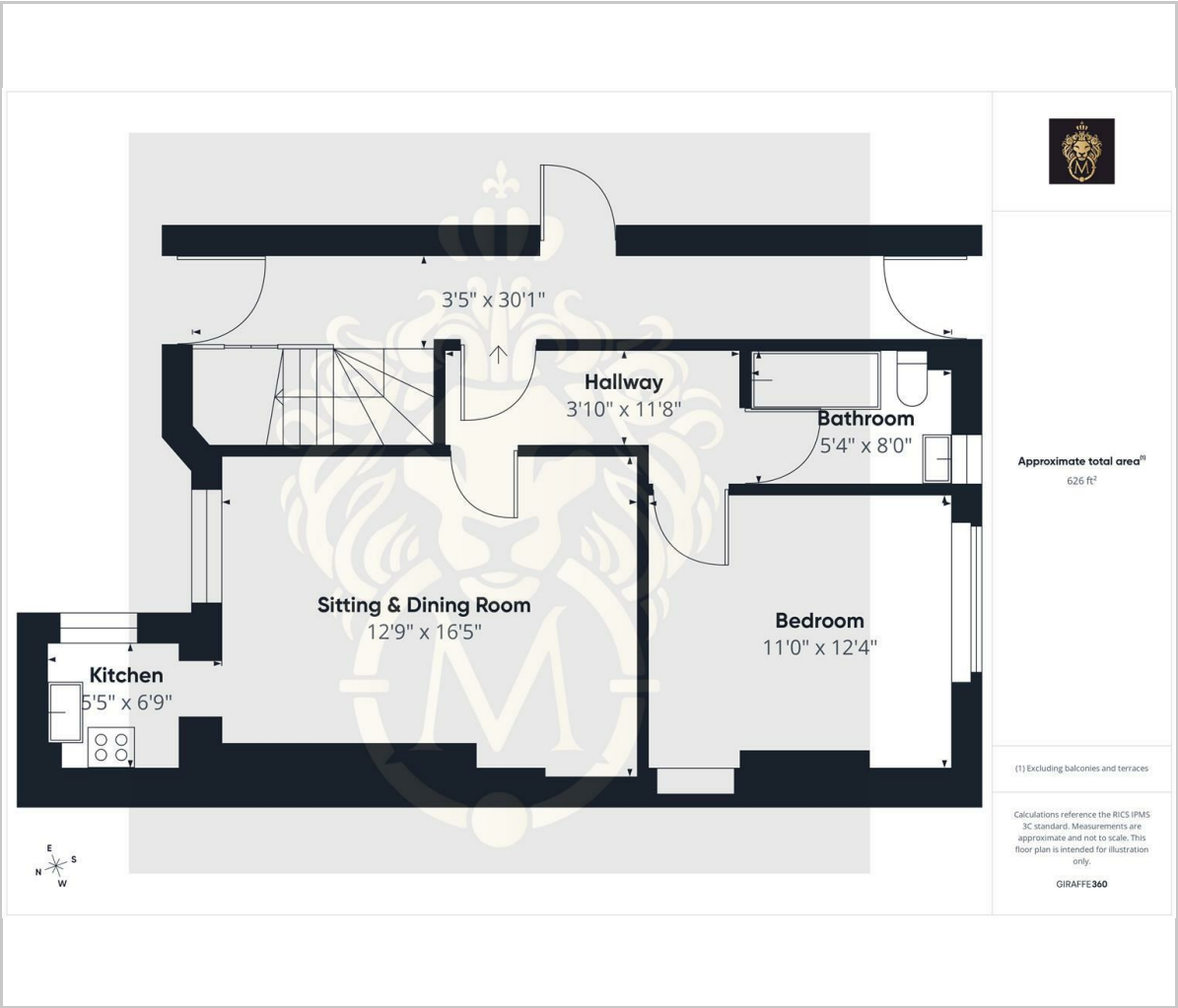
excellent everyday amenities are all within easy reach. Scenic coastal walks, the renowned Barassie shoreline, excellent transport connections & convenient access to Glasgow further enhance the appeal of this superb address.

Ideally suited to first-time buyers, downsizers seeking convenient single-level accommodation, those searching for a coastal retreat or discerning buy-to-let investors, this is a fantastic opportunity to secure a beautifully refreshed home in one of Ayrshire's most sought-after seaside locations.

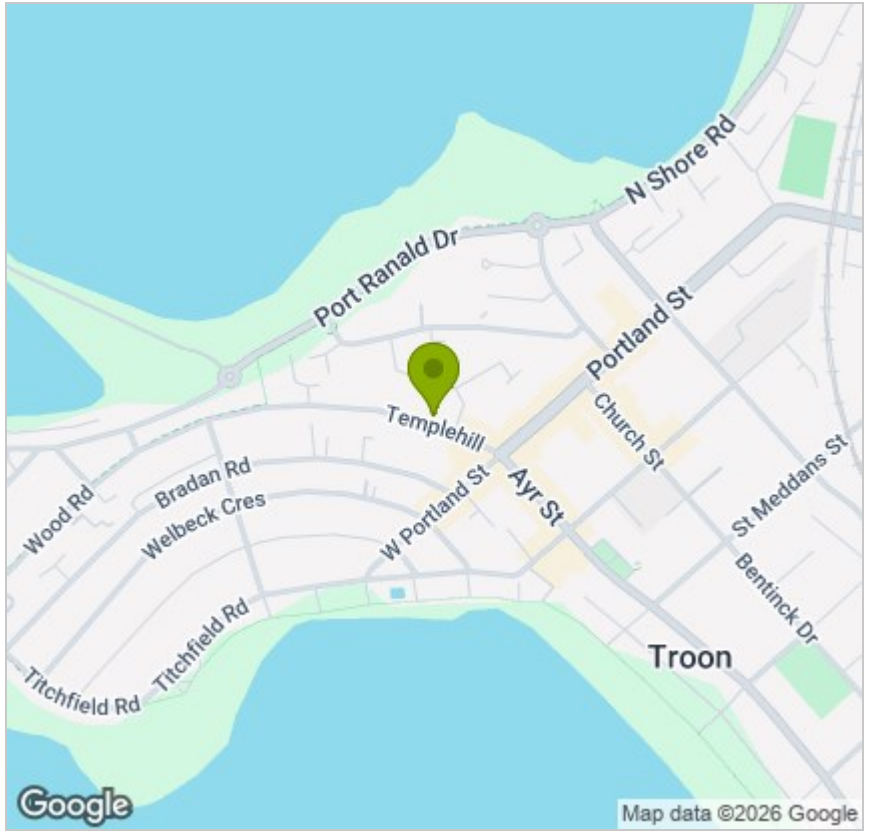
Home Report Value: £80,000.

A stylish seaside apartment, a superb private garden & an exceptional Troon address.

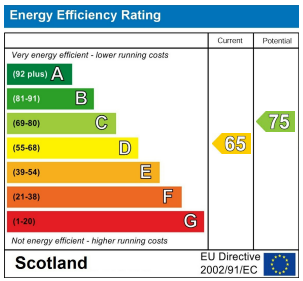
Floor Plan

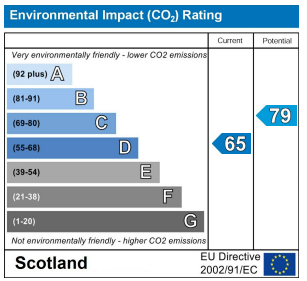


Area Map



Energy Efficiency Graph





Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601
if you wish to arrange a viewing appointment for this property or require further information.

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Stewartlea 78 Midton Road, Ayr, Ayrshire, KA7 2TP
Tel: 01292 435 601 **Email:** hello@montgreenanpropertygroup.com