



49 Lochlea Avenue, TROON KA10 7BN
Offers Over £90,000

Attractively priced and well-proportioned THREE BEDROOM GROUND FLOOR FLAT, situated within an established and popular quiet residential area of Troon.

The property enjoys a convenient location close to an excellent range of local amenities. Troon itself provides a comprehensive selection of facilities, including high street shops, supermarket shopping and excellent public transport links by both bus and rail. A regular bus service is available immediately adjacent to the property, while schooling is provided locally at both primary and secondary levels.

For commuters, the nearby A77 provides excellent road links throughout Ayrshire and, via the M77, easy access to Glasgow city centre and the wider central belt.

The accommodation is accessed from the side of the property into a large reception hall, which provides access to all apartments.

To the front is a generous sized lounge, together with the master bedroom. The property also features a modern fitted kitchen, incorporating an extensive range of floor-standing and wall-mounted units.

There are two further well-proportioned bedrooms positioned to the rear of the property, together with a modern shower room.

The property benefits from an excellent range of storage throughout, together with double glazing and gas central heating via a combination boiler.

Externally, there are private garden grounds adjacent to the property to the rear. To the front, a substantial monoblocked area provides excellent off-street parking.

Overall, 49 Lochlea Avenue represents an excellent opportunity to acquire a spacious three-bedroom home in a popular residential area of Troon, conveniently positioned for local amenities, schooling and transport links.

DIMENSIONS

Lounge	15'3" x 12'4"
Kitchen	11'5" x 8'8"
Bedroom One	13'0" x 11'0"
Bedroom Two	14'3" x 9'10"
Bedroom Three	11'3" x 10'2"
Shower Room	6'8" x 6'0"

COUNCIL TAX

Band B

ENERGY RATING

C

FEATURES

Spacious ground floor flat
Three well-proportioned bedrooms
Large lounge
Modern fitted kitchen
Modern shower room
Excellent storage

Gas central heating via combination boiler
Double glazing
Private rear garden grounds
Substantial monoblocked off-street parking
Excellent local amenities
Convenient bus and rail connections
Easy access to the A77 and M77
Popular and established residential location

TRAVEL DIRECTIONS

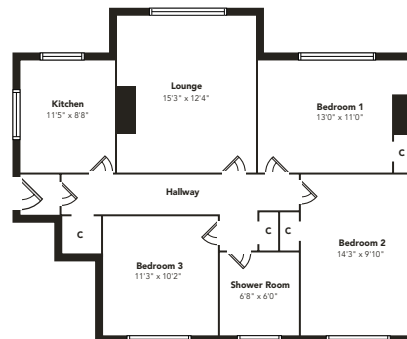
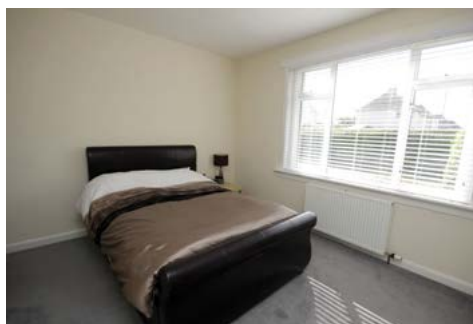
Travelling from Troon on Dundonald Road, continue towards Loans. Turn left into Central Avenue pass through roundabout taking the next right onto Lochlea Avenue.

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale
Produced by Plusplans

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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