



# 1 CAVENDISH PLACE

TRON



c o r u m

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





## 1 CAVENDISH PLACE, TROON

4 | BEDROOMS   3 | BATHROOMS   2 | PUBLIC ROOMS

**A beautifully presented traditional end terraced villa quietly situated within a secure, private cul de sac just a short distance from Troon town centre and sea front.**

This immediately impressive family home offers immaculate accommodation formed over three levels with extensive mature rear garden and double garage that is currently utilised as an outside store.

It is large home and one that would ideally suit the professional/family market given the proximity to a wide range of amenities. The property has been extremely well maintained and enjoys a modern specification throughout combined with a calm neutral decor.

In detail the ground floor comprises a broad reception hall with feature staircase, 18ft formal lounge with feature fireplace, dining/family room with double glazed doors to the landscaped rear garden. open plan from the dining/family room there is a fully fitted kitchen complete with black granite work surfaces and there is a useful dining area to the rear.

On the upper two floors there are four double bedrooms with the principle bedroom has a superb en suite bathroom with walk in shower enclosure. there are two contemporary bathrooms one on each floor that serve the remaining three bedrooms.

Outside the gardens are immaculate and combine good size lawned area to the rear with a pleasant mix of soft and hard landscaped areas. There is a double garage which has been conversed to an outside store.

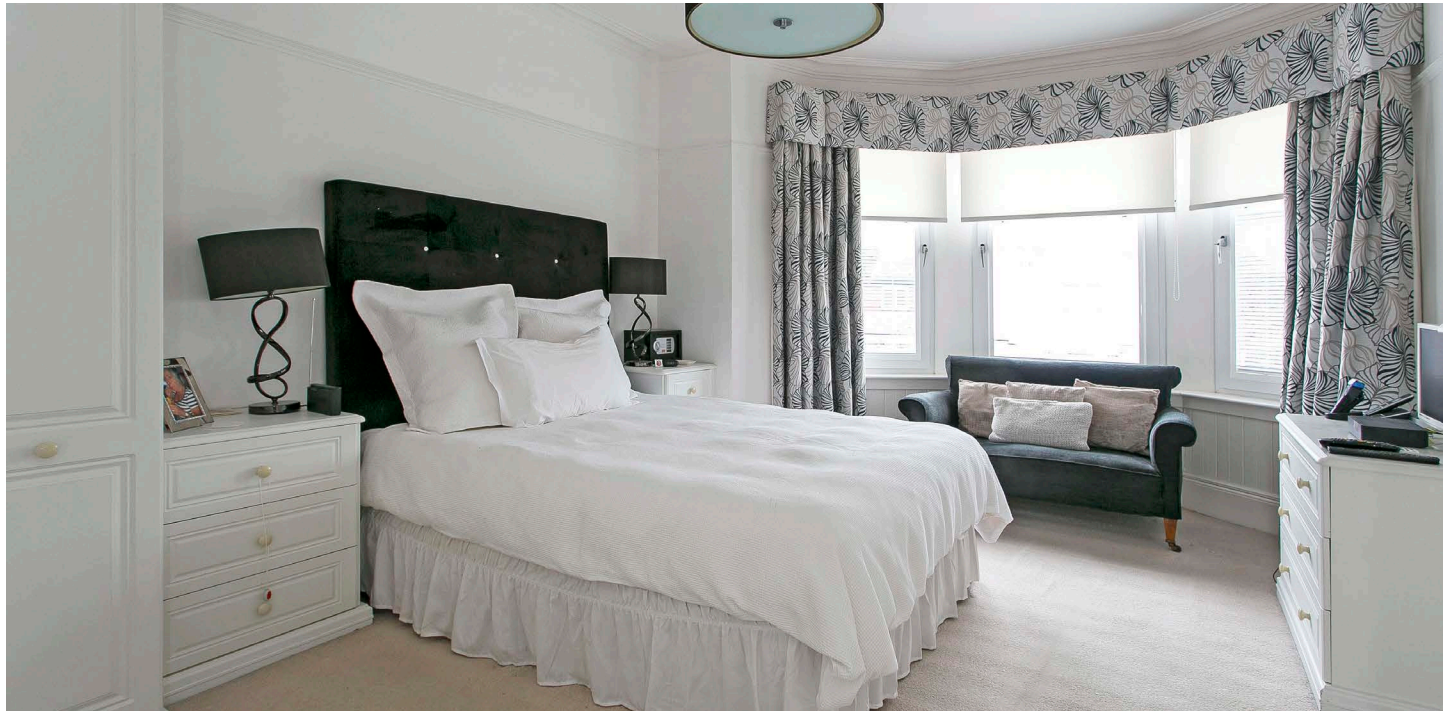




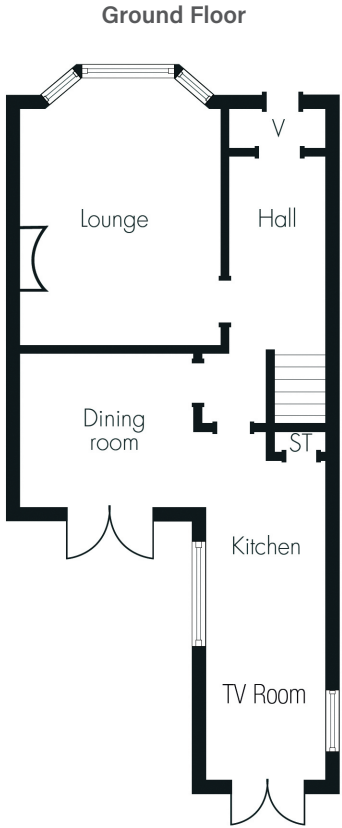




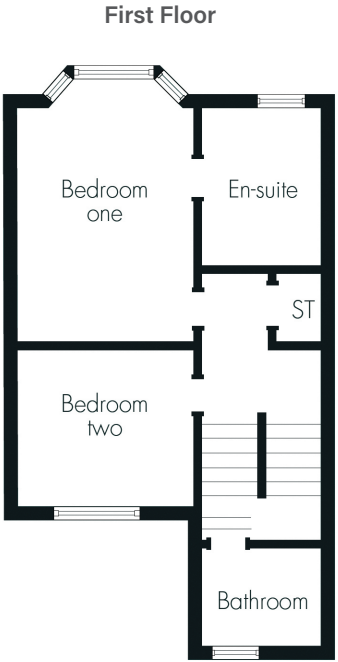








**Ground Floor**  
Hall 13'9" x 7'6"  
Lounge 18'0" x 14'5"  
Dining room 15'3" x 13'6"  
Dining kitchen 24'6" x 8'2"



**First Floor**  
Bedroom one 18'2" x 11'9"  
Bedroom two 13'5" x 11'7"  
En-suite 9'10" x 6'10"  
Bathroom 8'4" x 6'2"



**Second Floor**  
Bedroom three 11'5" x 9'11"  
Bedroom four 10'6" x 9'9"  
Bathroom 8'1" x 7'7"

### Local Area

Troon is a golfer's paradise and royal troon regularly plays host to the open Golf championship. it has an excellent range of amenities one would expect from a large coastal town such as schooling, shopping, many restaurants and sporting facilities and excellent shorefront and yacht marina. There is mainline rail link to Glasgow and the M77 trunk road links to Glasgow and the Central Belt.

**TR1409 | Sat Nav: 1 Cavendish Place, Troon, KA10 6HN**

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





WE'RE **SOLD** ON YOUR FUTURE

Corum Troon  
29 Portland Street, Troon KA10 6AA

**Tel:** 01292 310 010  
**Fax:** 01292 310 019  
**Email:** [troon@corumproperty.co.uk](mailto:troon@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)

