11 OLD STATION BRAE

TROON

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11 OLD STATION BRAE, TROON

2 | BEDROOMS   **2** | BATHROOMS   **1** | PUBLIC ROOM

An immaculate and rarely available modern first floor apartment within a select development close to Marr College, the town centre and railway station.
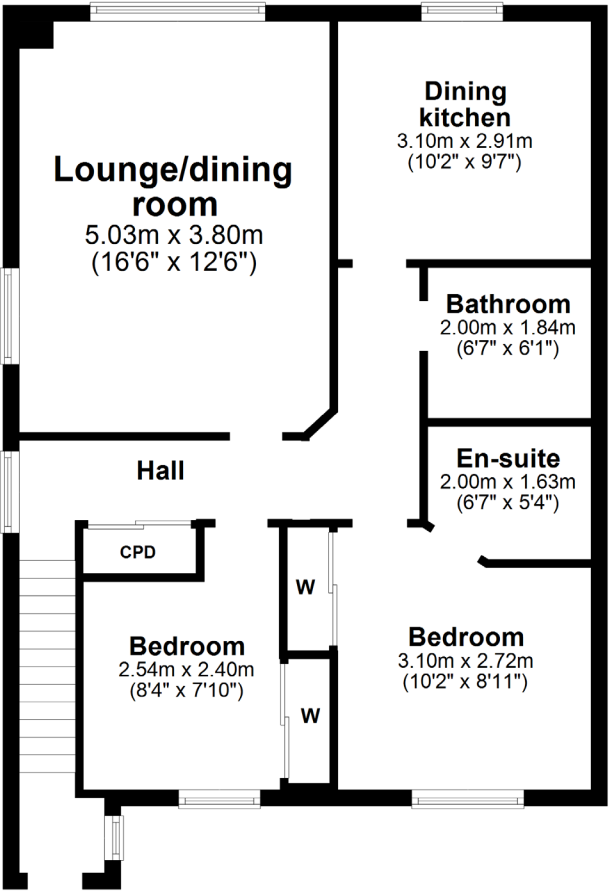
Number 11 is a modern first floor apartment built by Dawn Homes within a select development close to a wide range of amenities. The property has been comprehensively upgraded and modernised by the current owners and will suit a variety of potential purchasers including the first time buyer and professional markets although potential purchasers should note the property would make an excellent investment as a holiday let.

Features and benefits include a modern fitted kitchen with space for a dining table and chairs, luxury sanitary ware, double glazing, quality floor coverings, neutral decoration and gas central heating.

In summary the accommodation extends to a lower entrance hall, reception hallway, well proportioned lounge/dining room, fitted kitchen with space for dining and two bedrooms with mirrored wardrobes and one with three piece en-suite shower room. Completing the accommodation is a three piece bathroom.

Externally the property is surrounded by well tended communal gardens which are predominantly laid to lawn with shrubbery borders, bin store and private residents parking.

Floorplan

Lounge/dining room
5.03m x 3.80m
(16'6" x 12'6")

Dining kitchen
3.10m x 2.91m
(10'2" x 9'7")

Bathroom
2.00m x 1.84m
(6'7" x 6'1")

En-suite
2.00m x 1.63m
(6'7" x 5'4")

Hall

CPD

W

W

Bedroom
2.54m x 2.40m
(8'4" x 7'10")

Bedroom
3.10m x 2.72m
(10'2" x 8'11")

Local Area

Old Station Brae is part of a select and highly sought after residential development by Dawn Homes located in a fantastic location within close proximity to a wide range of amenities including the town centre, various golf courses, Marr College and the railway station linking to Ayr and Glasgow. The bustling town centre provides an array of boutique shops, bars and restaurants.

TR1487 | Sat Nav: 11 Old Station Brae, Troon, KA10 6RT

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

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