



27 CENTRAL AVENUE

TROON



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27 CENTRAL AVENUE, TROON

2 | BEDROOMS 1 | BATHROOM 1 | PUBLIC ROOM

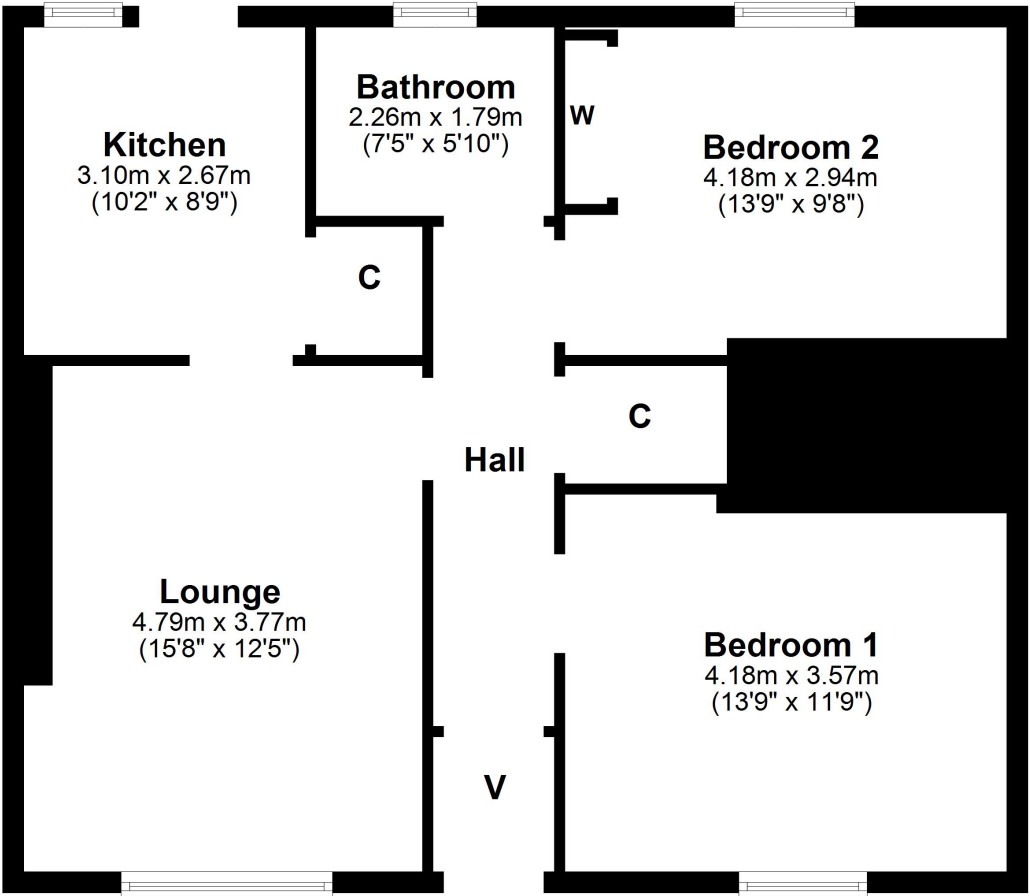
A truly spacious ground floor apartment with private gardens, well-presented accommodation and set within walking distance of Troon town centre and excellent schools.

27 Central Avenue is an excellent example of a generously proportioned ground floor cottage flat within a sought-after residential area of Troon and located close to all the amenities offered by the popular seaside town. The property includes a modern fitted kitchen, tasteful and neutral decor, gas central heating provided by a Vaillant combi boiler, impressive living space and ample storage, including a large walk-in cupboard off the hall. There are well-tended and enclosed gardens to the front and rear, with access at the side, and ample on street parking.

In more detail, the internal accommodation extends to an entrance vestibule, a hallway with a large storage cupboard, a spacious lounge with a door leading through to the modern fitted kitchen with ample wall and base units, a storage cupboard and a door leading out to the rear garden, a bathroom suite with a shower over the bath, and two large double bedrooms, one of which is currently utilised as a dining room.

Externally there is an enclosed and gated front garden, with mature shrubs and hedging, decorative aggregate, paved pathways and lawn. There is bin access at the side and an enclosed rear garden, with hedging, lawn, decorative pebbles, a paved patio and a garden shed.





Local Area

Troon is a popular seaside town with a range of local amenities, including schools, supermarkets, restaurants and bars, transport links to Glasgow and beyond, shops and leisure facilities. Further amenities can be found in the nearby towns of Ayr, Kilmarnock and Irvine, with road and rail networks linking to all three.

TR1440 | Sat Nav: 27 Central Avenue, Troon KA10 7AZ

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



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