



## 37 SANDERLING VIEW

TROON



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## 37 SANDERLING VIEW, TROON

1 | BEDROOM   1 | BATHROOM   1 | PUBLIC ROOM

**An executive apartment within a first class retirement development by McCarthy & Stone, set on the seafront with a bright south-west outlook and close to the amenities of Troon town centre.**

Sanderling View is an executive McCarthy & Stone retirement development conveniently situated on the seafront and close to all the amenities of Troon town centre.

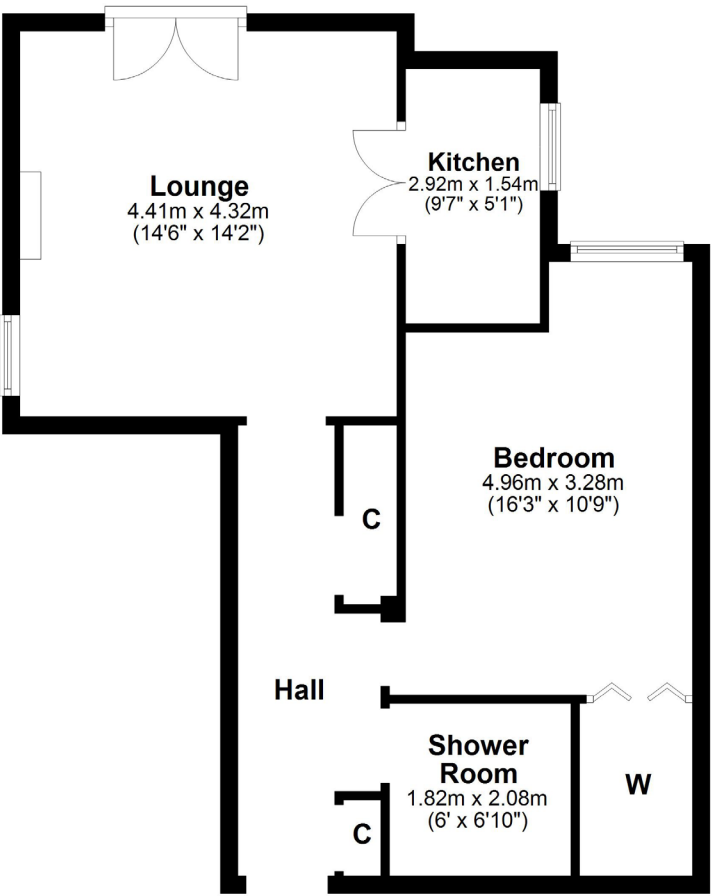
Number 37 is situated on the second floor, with elevated south-west views from a Juliet balcony in the lounge and with a spacious, well-designed interior. There is a modern thermostatically controlled heating system, neutral decor, newly laid carpets and a modern fitted kitchen and shower room suite. This fantastic apartment also has access to all the additional conveniences within the building, including lift access to all floors, a residents' lounge, guest accommodation, a laundry room, a refuse room, communal garden grounds, private parking, a house manager and a 24 hour Emergency Careline.

In more detail, the internal accommodation extends to an entrance hall with two storage cupboards, a bright spacious lounge with space for dining, a Juliet balcony, a feature fireplace and a window to the side, a doorway leading into the modern fitted kitchen with ample wall and base units, a fully tiled luxury shower room suite and a large double bedroom with a walk-in wardrobe with fitted mirrored doors.

Externally there are landscaped gardens with shrubbery borders and seating areas. There is private residents' parking to the side of the property, accessed via North Shore Road.







**Local Area**

Sanderling View occupies a splendid position opposite the shore and is perfectly placed adjacent to Troon town centre, which provides a plethora of boutique shops, bars and restaurants. In addition there is supermarket shopping, a mainline rail link to Glasgow, several first class golf courses, including Royal Troon, swimming baths and the yacht marina.

**TR1444 | Sat Nav: 37 Sanderling View, Troon**

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



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