



# DAVAAR

84 SOUTH BEACH, TROON



C O R U M

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## THE PROPERTY

**5 | BEDROOMS    2 | BATHROOMS**  
**3 | PUBLIC ROOMS**

**A simply stunning semi-detached villa providing luxurious accommodation and enjoying magnificent, uninterrupted views across the Firth of Clyde to Arran and round to the Heads of Ayr.**

'Davaar' is an admired traditional semi-detached villa which has recently undergone a comprehensive programme of upgrading and modernisation resulting in one of the very best family homes to grace the Ayrshire market in recent years.

The property provides extensive, family sized accommodation arranged over three levels and enjoys magnificent uninterrupted views across the Firth of Clyde to Arran, Ailsa Craig and round to both the Heads of Ayr and Troon itself. At the end of the rear garden is a gate onto the common green and the beach beyond.

The programme of upgrading includes a bespoke fitted kitchen with integrated appliances and centre island, luxury sanitary ware, re-plumbing, re-wiring, quality floor coverings and neutral decoration. Retained period features include cornice work, original skirting's and doors, several fireplaces, carved balustrade and generous room proportions.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway, rear facing bay windowed lounge, front facing bay windowed sitting/dining room, dining kitchen with useful utility room off, large conservatory overlooking the rear garden and a three piece shower room. Potential purchasers should note the current lounge could alternatively be used as a ground floor bedroom with en-suite if preferred. On the first floor there are three double bedrooms and a tiled three piece bathroom. On the second floor there are two further double bedrooms.

Externally the front garden is laid to block paving providing parking for two to three vehicles and there is a shrubbery border. To the side there is an enclosed courtyard area. The fully enclosed rear garden is child safe, westerly facing and predominantly laid to lawn with patio area, shrubbery borders and gate to the beach.

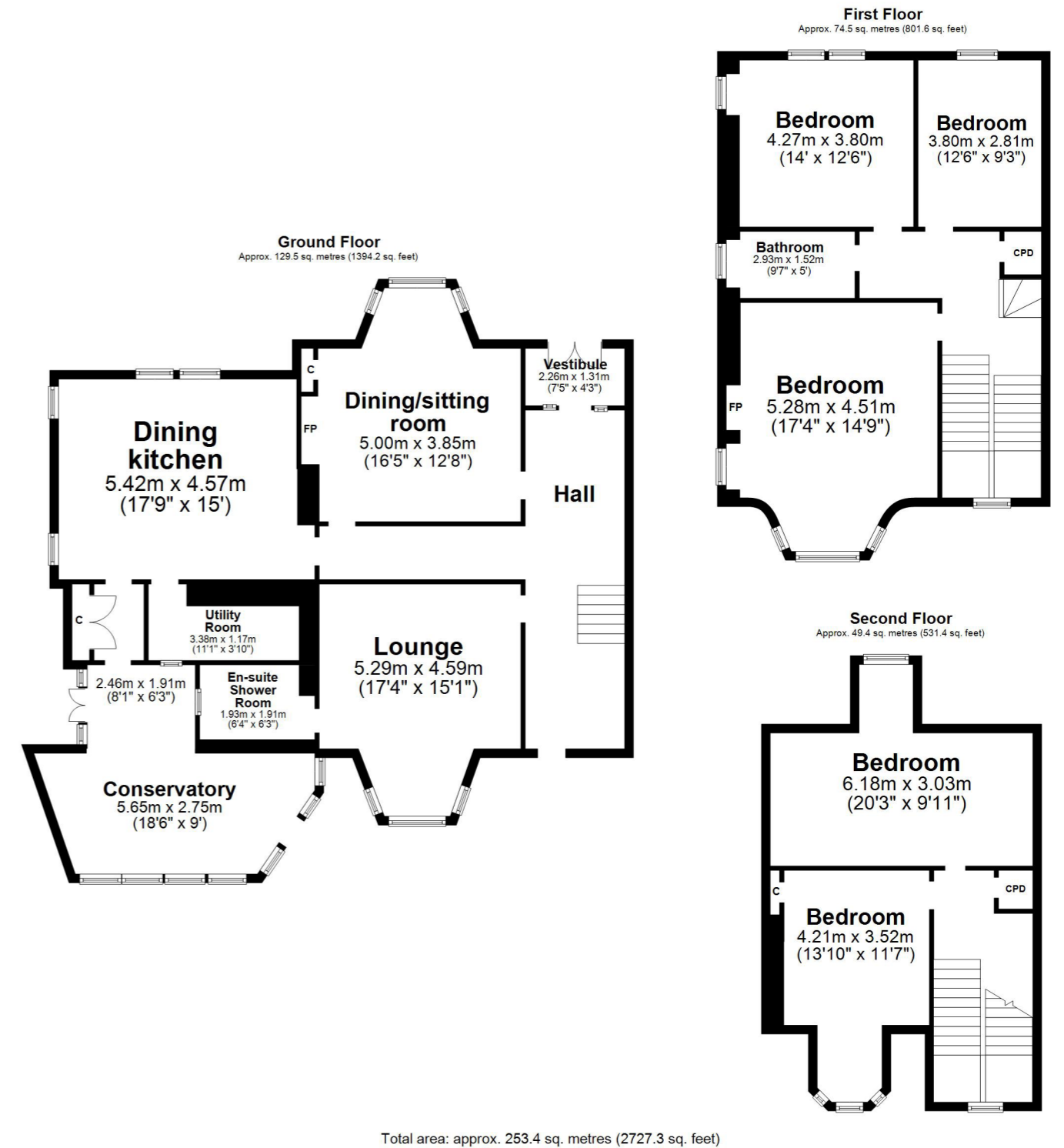












### Local Area

South Beach is one of Troon's most admired residential addresses fronting onto the beach and providing wonderful views across the Firth of Clyde to Arran. The property is well placed for the bustling town centre, excellent schooling, the railway station linking to Ayr and Glasgow and various golf courses including Royal Troon, regular host to the Open Championship. For the commuter the A77/M77 is easily accessible and links to Glasgow and surrounding areas.

TR1480 | Sat Nav: 84 South Beach, Troon, KA10 6EG

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





WE'RE **SOLD** ON YOUR FUTURE

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