



2 YORKE ROAD

TROON

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4 | BEDROOMS

2 | BATHROOMS

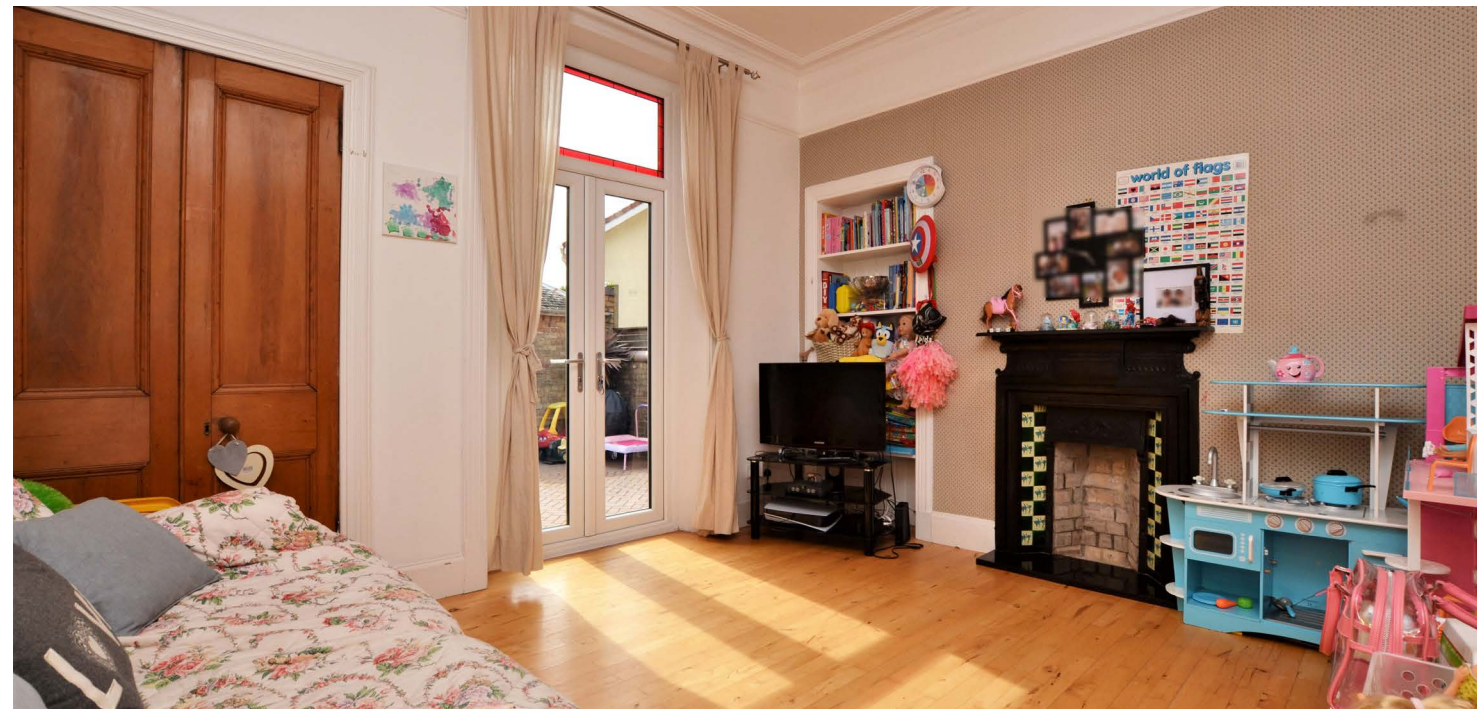
1 | PUBLIC ROOM

A beautifully presented and extended traditional semi-detached villa presented in pristine condition with an exceptional level of finish, south facing gardens and within close proximity to the town and the popular seafront.

2 Yorke Road is an impressive sandstone semi-detached villa presented in truly walk-in condition and perfectly suited to the family market. This stunning family home offers a wealth of traditional accommodation that has been extended to create a gorgeous dining kitchen that opens out onto private south facing gardens at the rear. There are both modern and period features including a bespoke fitted kitchen with integrated appliances, luxury sanitary ware, cornice work, original doors, carved balustrade, period fireplaces and gas central heating with reconditioned 'Schoolhouse' radiators.

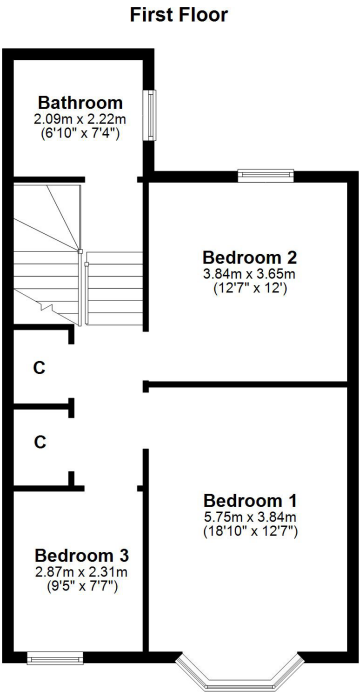
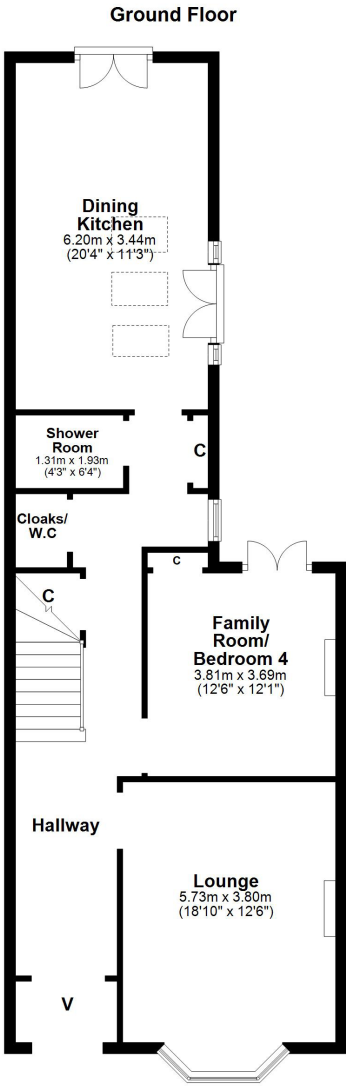
In more detail, the accommodation extends to an entrance vestibule, a welcoming reception hallway, a cloaks/WC, a front facing bay windowed lounge, a family room, which could be utilised as a fourth bedroom if required, a stunning kitchen with a vaulted ceiling incorporating three Velux windows (one automatically controlled) and a dining area to the rear, and a shower room. Upstairs there are three further bedrooms, including a bay-windowed master bedroom with partial sea views, and a fully tiled family bathroom with a free standing bath.

Externally there is a chipped driveway at the front with parking for two to three vehicles. The fully enclosed, south facing rear garden is predominantly laid to lawn with a large monobloc patio area and well-stocked shrubbery borders. Within the rear garden there is a brick built outhouse and both hot and cold external taps.









Yorke Road is a relatively traffic free and highly sought-after residential address within close proximity to the seafront, town centre and Royal Troon Golf Club, a regular host of the Open Championship. Troon provides a wide range of amenities including both primary and secondary schooling, a mainline rail link to Ayr and Glasgow and both supermarket and retail shopping.

TR1525 | Sat Nav: 2 Yorke Road, Troon, KA10 6EW

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



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