



**70 ST MEDDANS STREET**  
TROON

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A beautifully presented traditional semi-detached villa providing deceptively spacious accommodation over two levels, south facing gardens, summerhouse and 25' tandem garage close to the town centre.**

Number 70 is a traditional semi-detached villa ideally suited to the family market and perfectly placed for a wide range of amenities. The property has been comprehensively upgraded and modernised by the current owner using the renowned local builder JC Morton resulting in a fabulous family home.

Features and benefits of the property include a bespoke fitted kitchen (integrated appliances and quartz work tops), double glazing, gas central heating, quality floor coverings and neutral decoration.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway with decorative arch, front facing bay windowed lounge with feature fire, double bedroom (this room could be utilised as a further public room if preferred) with feature fire and three piece en-suite shower room off, fitted kitchen with dining area to the rear with double doors to the garden. Completing the ground floor accommodation is a useful utility room. Upstairs there are three further double bedrooms including a master with bay window and fitted wardrobes. Completing the accommodation is a luxury four piece bathroom.

Externally the front garden is laid to lawn with shrubbery border and chipped driveway parking which continues to the side of the property and culminates in the detached garage and charming summerhouse. The fully enclosed rear garden is south facing and laid to lawn with block paved patio/pathways and chipped shrubbery borders. Included in the sale will be the garden shed and summerhouse (8'3 x 8'2).





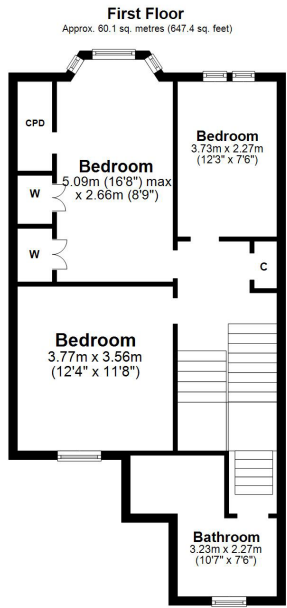
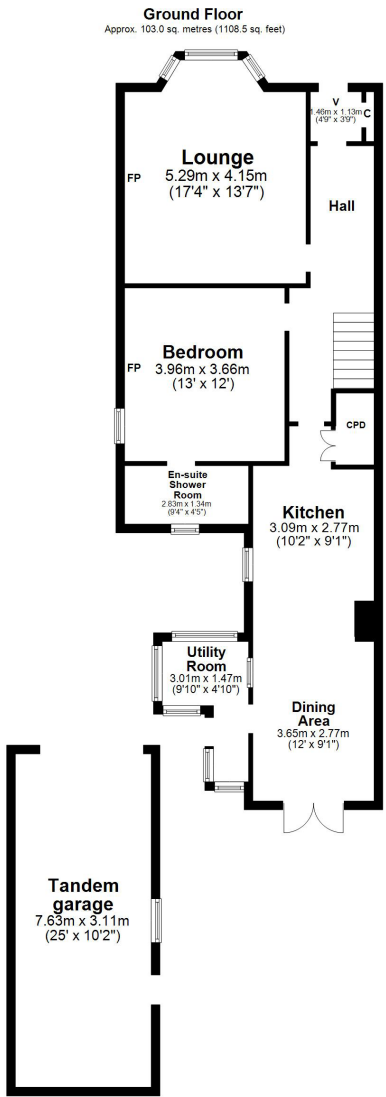












The property occupies a wonderful position within very close proximity to the railway station, Troon Primary School and the seafront. The town centre itself provides a wide range of boutique shops, bars and restaurants while there are excellent road and rail links to Glasgow and surrounding areas.

**TR1531** | Sat Nav: 70 St Meddans Street, Troon, KA10 6NN

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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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