



**BELMAR**

72 ST MEDDANS STREET, TROON

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**4 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**An fabulous traditional semi-detached villa providing well presented and extensive accommodation and within south facing gardens and in close proximity to the town centre, seafront and railway station.**

Number 72 is a traditional semi-detached villa ideally suited to the family market within a fantastic town centre location. The property has been very well maintained and provides generous, flexible accommodation over two levels with well proportioned apartments throughout.

Features and benefits including a modern fitted kitchen, four piece bathroom, gas central heating, double glazing, quality floor coverings and neutral decoration.

In summary the accommodation extends to, on the ground floor, an entrance vestibule, broad and welcoming reception hallway, front facing bay windowed lounge with feature fireplace, sitting room/bedroom 4 with feature fireplace, 24' fitted kitchen, dining room with multi-fuel burning stove and utility off, sun room and three piece shower room. Both the dining room and sun room have double doors to the rear garden. Upstairs there are three well proportioned bedrooms and a four piece bathroom.

Externally the property enjoys gardens to the front and rear. The front garden is predominantly laid to decorative chips with block paved driveway parking. The south facing rear garden is also laid to lawn with block paved patio, shrubbery border and two garden sheds.





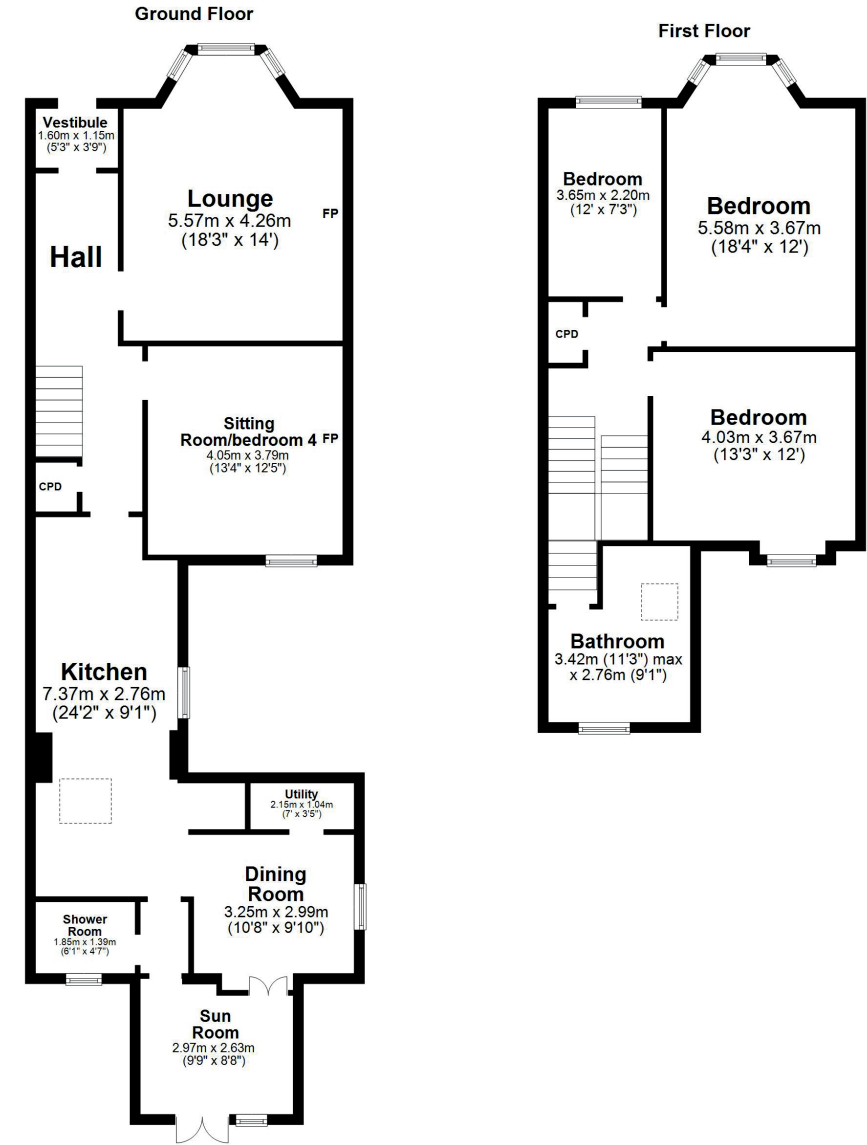












The property is perfectly placed close to the vibrant centre of Troon which is home to a wide range of amenities including individual shops, boutiques and bars. In addition the property is located within close proximity to the seafront and the highly regarded Troon Primary School. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

**TR1560** | Sat Nav: 72 St Meddans Street, Troon, KA10 6NN

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





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