



# TITCHFIELD ROAD

## TROON

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A beautifully presented traditional maisonette apartment presented in walk in condition with superb views across the Firth of Clyde.**

Number 2A is a traditional maisonette flat arranged over the first and second floors which enjoys an exceptional position on Troon shore front with far reaching views from several apartments and with the added advantage of a quality garden room/home office within the private, enclosed garden.

The property is presented in excellent decorative order with an excellent level of fixture and finish throughout including a modern fitted kitchen, tiled three piece bathroom, gas central heating, double glazing and fresh, neutral decoration.

In summary the accommodation extends to, on the first floor, a shared hallway, reception hallway, front facing lounge with window seat and feature fireplace, dining room/bedroom 3, fitted kitchen and three piece bathroom. Upstairs there are two bedrooms including a master with wonderful views and both with extensive storage space off.

Externally there is a private rear garden with two decks, mature trees, well stocked shrubbery borders, potting shed and garden room/home office.





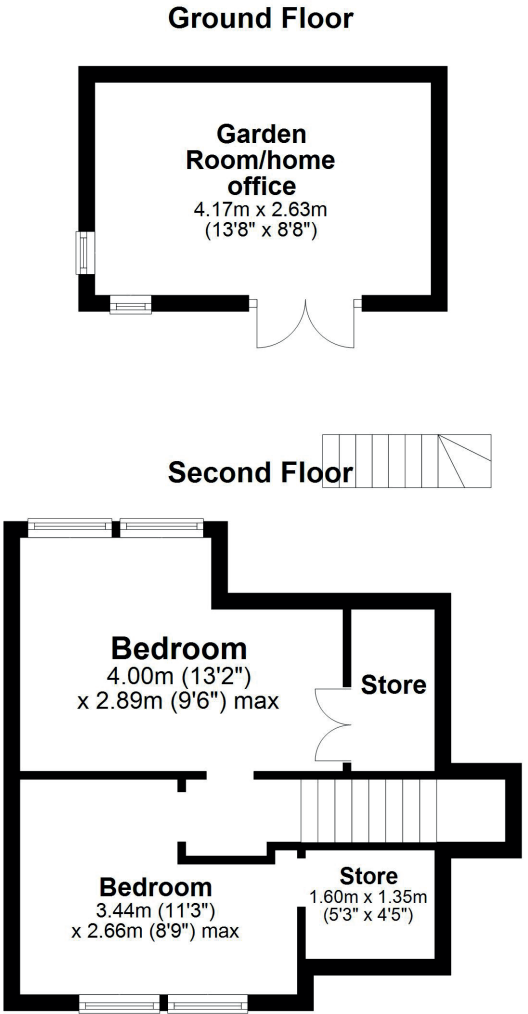
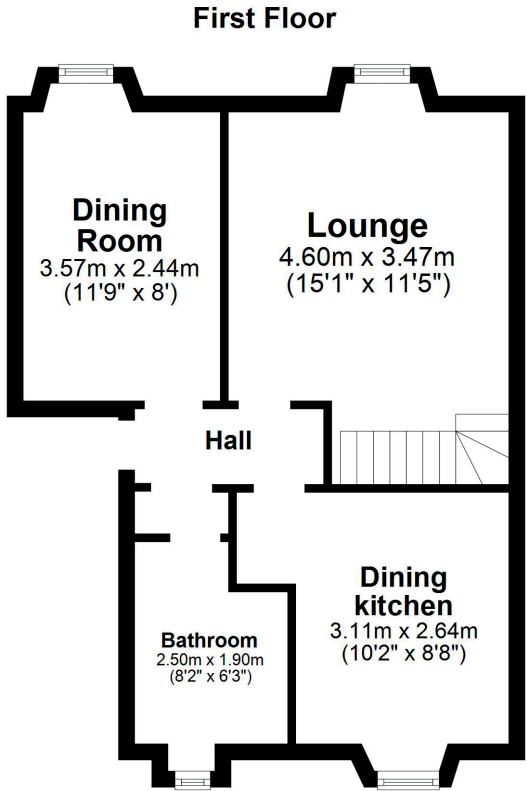












Titchfield Road is a wonderful shorefront address within close proximity to the centre of Troon which provides a plethora of boutique shops, bars and restaurants. There are excellent transport links including a mainline rail link to Ayr and Glasgow. For the sporting enthusiast there are several golf courses close by including Royal Troon, host to the Open Championship in July 2024, sailing club and bustling marina.

**TR1756** | Sat Nav: 2A Titchfield Road, Troon, KA10 6AN

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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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