



**20 LOCHLEA AVENUE**  
TROON

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**4 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**An impressive and fully renovated family home with ample accommodation, a generous south-facing rear garden, a stunning interior and close to the excellent schools and amenities of Troon.**

20 Lochlea Avenue is an excellent example of a semi detached family home in a popular residential area of Troon. This fantastic home has been fully renovated by the current owners and offers a wealth of flexible living space, ample storage, neutral decor and it must be viewed to appreciate the family accommodation and the location. The property has newly installed double glazing, a new heating system and new floor coverings throughout. There are incredible south-facing gardens at the rear that compliment the interior and plenty of on street parking, with a large lawned garden to the front.

In summary, the internal accommodation extends to an entrance hall with stairs leading to the upper floor, a spacious lounge with a feature fireplace, a downstairs double bedroom/ dining room with a built-in store and a modern fitted kitchen with a door to the rear garden and fitted storage. On the upper floor there are three double bedrooms, all with built-in wardrobes. There is an additional storage cupboard on the upper landing, access to a loft and a fitted family bathroom suite.

Externally there is a large south-facing garden to the rear, laid with a mixture of hard and soft landscaping, including decorative shrubs, paved patio areas, garden stores and lawn. The front garden is laid predominately with lawn and paved pathways.





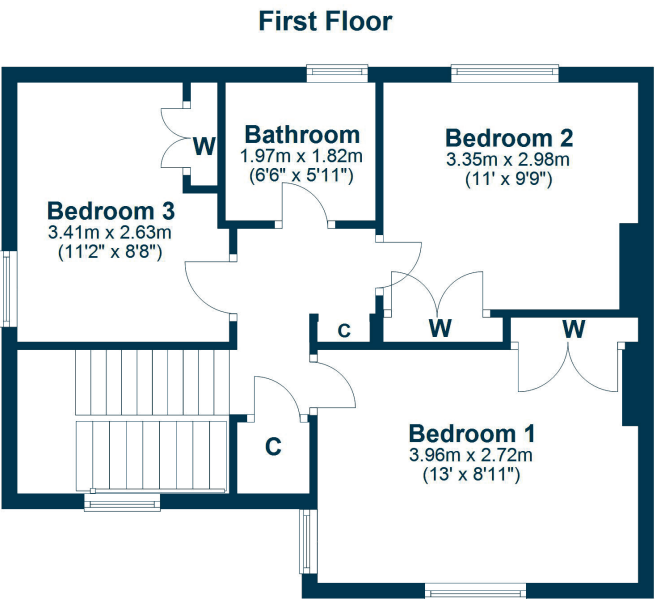
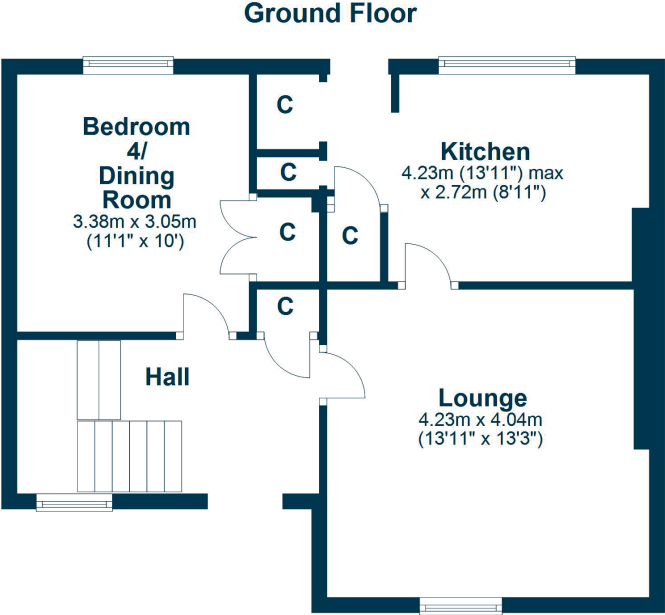












Troon has a range of local amenities, including schools, shops, supermarkets, transport links to Glasgow and beyond, restaurants and leisure facilities. There are first class golf courses, including Royal Troon, a regular host of the British Open. Troon is only a short drive from the towns of Ayr and Kilmarnock, which both have a comprehensive range of further amenities.

**TR1929** | Sat Nav: AddressHere

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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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