



10B TITCHFIELD ROAD

TROON

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

A truly impressive upper conversion with spacious accommodation across two floors and ideally situated with uninterrupted sea views and within walking distance of Troon town centre.

10b Titchfield Road is an excellent example of a spacious upper apartment, offering ample and flexible accommodation that will suit a range of purchasers. This fantastic home offers a perfect blend of traditional features and luxury finishes, with a gorgeous shower room and separate en suite, a wood burning stove in the lounge, a quality fitted dining kitchen, gas central heating and pristine decor throughout. There are private gardens to the side with off road parking, and a private rear garden area, with vehicular access from the lane. The property has gorgeous open views across the Firth of Clyde from both floors and is within walking distance of local shops, restaurants, supermarkets, schools and transport links.

In more detail, the internal accommodation extends to an entrance porch with a storm door protecting the stairs leading to the inner front door, a hallway with under stairs storage and stairs leading to the upper floor, a spacious lounge with a feature fireplace, a double bedroom, a fully tiled shower room suite and a dining kitchen with ample wall and base units and a separate utility room. On the upper floor there is a single bedroom, currently utilised as a dressing room with a walk-in wardrobe and additional fitted wardrobe space, and a large master bedroom with an en suite shower room.

Externally there is off road parking at the side and gated access round to the garden area. Number 10b had the rear left portion of the large garden area, with decorative aggregate, gated access out to the lane at the rear, decorative shrubs and patio areas.

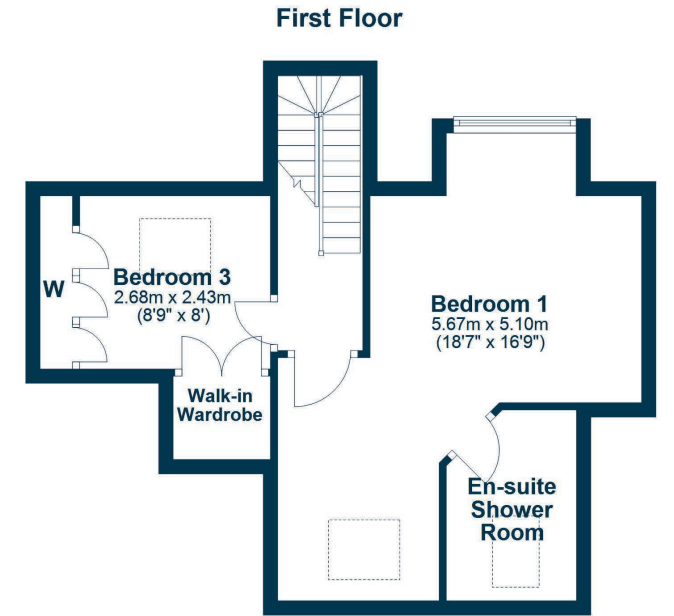
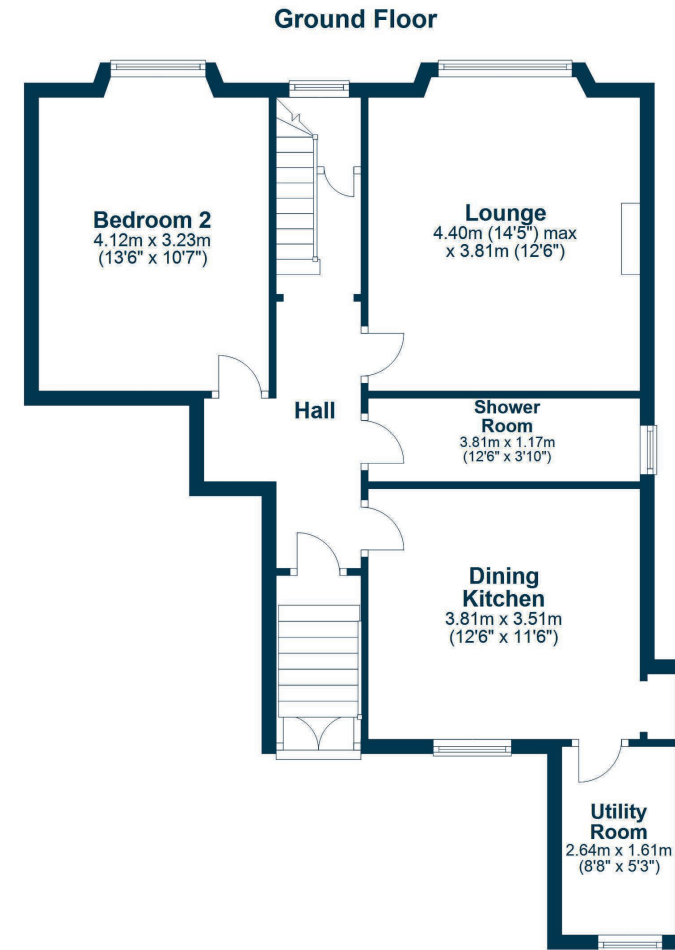












Titchfield Road enjoys a fantastic position on the shorefront, with stunning views out to sea and along the coast. Troon town centre is close by and provides a comprehensive range of amenities, including boutique shops, restaurants and cafes, mainline rail links to Glasgow and surrounding districts, supermarkets and excellent schooling.

TR1935 | Sat Nav: 10B 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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Corum Troon
29 Portland Street, Troon, KA10 6AA

Tel: 01292 310 010

Email: troon@corumproperty.co.uk

www.corumproperty.co.uk