



16 BRODIE AVENUE
TROON

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A rare opportunity to acquire a well proportioned and immaculately presented 3 bedroom end-terrace villa ideally suited to the family market with separate home office, newly built shed and generous gardens. The house has been in the current owner's family for nearly 50 years. Great central location close to schools and train station.

Number 16 has been lovingly modernised over the last 3 years with upgrades to the electrics, bathroom and the addition of a fully insulated home office/garden room. There is residents parking to the front of the property and is within walking distance to the beaches, shops and transport links to Glasgow.

The house features double glazed windows, a modern fitted kitchen, newly installed three piece bathroom, gas central heating, modern decor and generous cupboard/wardrobe space.

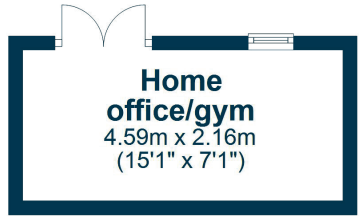
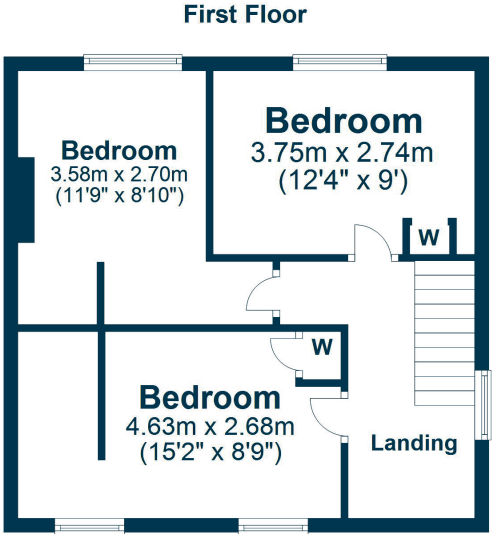
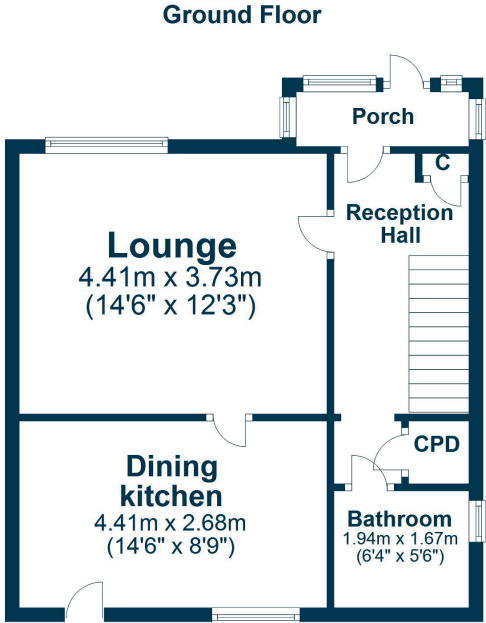
In summary, the accommodation extends to, on the ground floor, an entrance porch, reception hallway, front facing lounge room, fitted dining kitchen, and three piece bathroom. Upstairs, there is a spacious landing and three double bedrooms.

Additional benefits are well maintained gardens to the front and rear. The front garden is laid to lawn with shrubbery borders and decking area. The fully enclosed rear garden is predominantly laid to lawn with decorative pathways and garden shed. There is also a newly built home office/garden room with decking area that could be utilised for a variety of purposes.









Troon is a popular seaside town with a range of local amenities, including schools, shops, transport links to Glasgow and beyond, restaurants and bars, supermarkets and leisure facilities.

TR1940 | Sat Nav: 16 Brodie Avenue, Troon, KA10 6PT

For the full home report visit 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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