



# 1 BRADAN COURT

## TROON

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)

  
c o r u m





6 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

**A beautifully presented townhouse villa, with an unrivalled amount of family accommodation across three floors, sea views from the rear and set within walking distance of both the seafront and Troon town centre.**

Bradan Court is an exclusive development of detached villas that are nestled just off Bradan Road, a stone's throw from the popular seafront and close to the amenities of Troon town centre. Number 1 has a preferred position, set on a corner plot and with elevated views out to the sea from the rear windows. The property is presented to the market in immaculate conditions and there are six bedrooms, two public rooms, a luxury fitted kitchen, an en suite and two separate bathrooms, all complimented by delightful landscaped gardens. Early viewing is highly recommended to appreciate both the ideal location and the interior specification.

In more detail, the internal accommodation extends to an entrance hall, a downstairs WC, a formal lounge and a family room with patio doors out to the garden that leads open plan into a luxury dining kitchen, with an integral door into the garage. On the first floor there is a master bedroom with an en suite shower room and fitted wardrobes, three further bedrooms, including one with fitted wardrobes, and a luxury family bathroom suite. On the top floor there is a fitted shower room and two large double bedrooms.

Externally the front garden area is predominantly laid with monoblock and allows off road parking for a number of vehicles. There is gated access at the side round to a fully enclosed rear garden that has a mixture of hard and soft landscaping, including paved patio areas, a lawn, decorative shrub borders and mature trees.

































The property is perfectly placed within walking distance of Troon town centre and the seafront, which provides lovely walks, with the Isle of Arran providing an impressive back-drop. The town centre provides an array of boutique shops, restaurants and bars, while there are excellent road and rail links to Ayr and Glasgow.

**TR2000** | Sat Nav: 1 Bradan Court, Troon, KA10 6BD

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.





WE'RE **SOLD** ON  
YOUR FUTURE



Corum Troon  
29 Portland Street, Troon, KA10 6AA

**Tel:** 01292 310 010

**Email:** [troon@corumproperty.co.uk](mailto:troon@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)