



**33B NORTH SHORE ROAD**  
TROON

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**2 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**An immaculate and rarely available ground floor apartment which enjoys wonderful uninterrupted views across the Firth of Clyde to Arran and located within close proximity to Troon town centre.**

The property is on the preferred ground floor and should prove popular to a wide range of purchasers including those clients seeking all on the level living and those clients looking for a secure base while spending time abroad.

The property has been comprehensively upgraded and modernised by the current owners with features and benefits of the property including a quality fitted kitchen, good storage/wardrobe space, three piece bathroom and fresh decoration. In addition there is both double glazing and gas central heating.

In summary the accommodation extends to an entrance hall, front facing open plan lounge/dining room with sea-views, modern fitted kitchen, garden room, two double bedrooms (one with en-suite shower room and sea-views) and three piece bathroom.

Externally there is a communal garden to the front which is predominantly slabbed with chipped and shrubbery borders. To the rear there are communal gardens which are predominantly laid to lawn with mature trees, bin store and private residents parking with visitors spaces if required. Immediately behind the property there is a further garden area laid to decorative slabs.





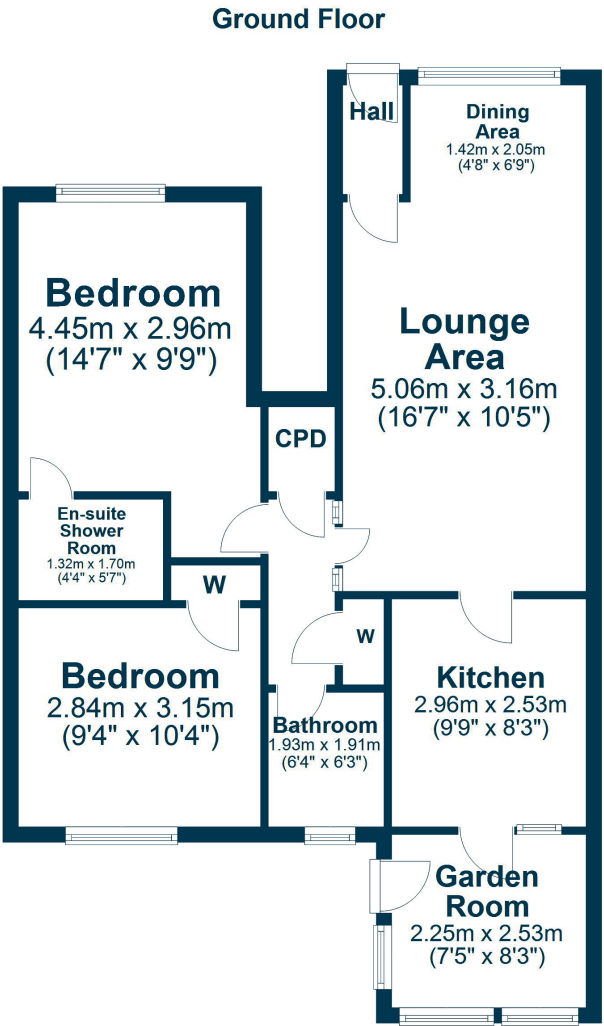












33B North Shore Road enjoys a fantastic position on the shorefront with stunning views across to Arran and round to both Troon harbour and the Barassie shoreline. Troon town centre is close by and provides a comprehensive range of amenities including boutique shops, restaurants and cafes, mainline rail link to surrounding areas including Glasgow and there is excellent schooling nearby.

**TR2007** | Sat Nav: 33B North Shore Road, Troon, KA10 6QZ

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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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