



34 SOUTH BEACH
TROON

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

A magnificent traditional detached villa providing extensive accommodation and perfectly positioned on the beach front with uninterrupted views across the Firth of Clyde to Arran and round to the Heads of Ayr.

Number 34 is an admired traditional detached villa which represents a rare opportunity to acquire a substantial detached family home with uninterrupted views within close proximity to the bustling town centre.

Although requiring general modernisation the property provides extensive, family sized accommodation arranged over two levels and to the rear a gate onto the common green and the beach beyond. Potential purchasers should note given the size and scale of the plot there is excellent scope to rebuild/extend the property and/or create a further dwelling to the side subject to any appropriate consents.

Retained period features include cornice work, original skirting's and doors, exposed wooden floors, wrought iron balustrade and generous room proportions.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway, rear facing bay windowed lounge, fitted kitchen semi open to the sitting/dining room with door to the rear garden, three bedrooms (one with en-suite shower room) and further shower room. Off the kitchen there is an inner hall with a boiler room, linen cupboard, wc and pantry off. On the first floor there are two further double bedrooms and a bay windowed drawing room with feature fireplace. This could be used as a further bedroom if preferred.

Externally the front garden provides parking for several vehicles with a 28' tandem garage to the side with courtesy door to the rear. The fully enclosed rear garden is child safe, westerly facing and predominantly laid to lawn with patio area, shrubbery borders and gate to the beach.

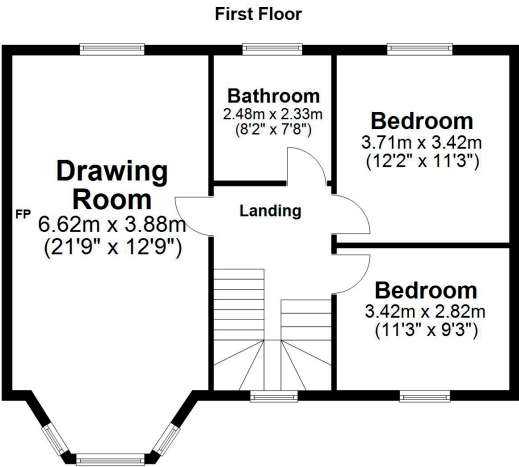
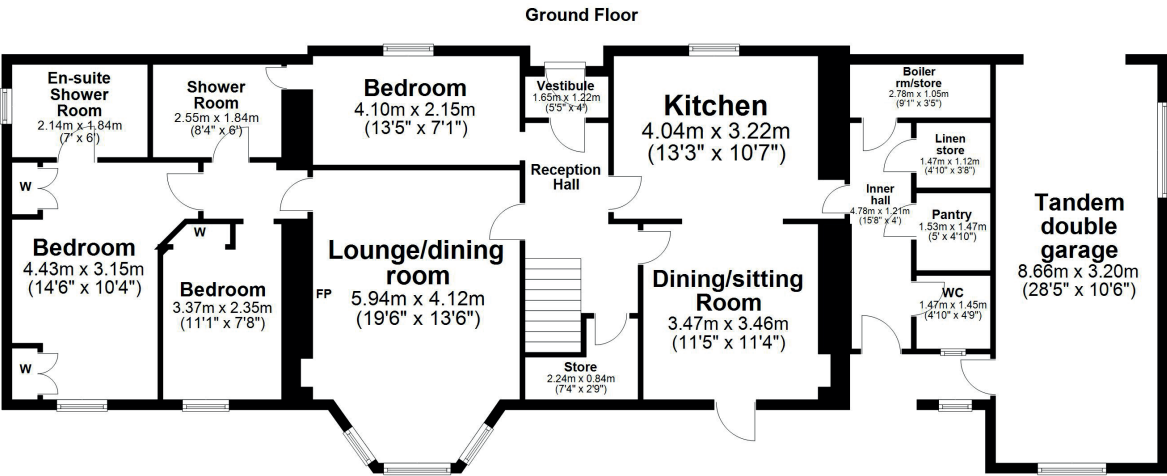












South Beach is one of Troon's most admired residential addresses fronting onto the beach and providing wonderful views across the Firth of Clyde to Arran. The property is well placed for the bustling town centre, excellent schooling, the railway station linking to Ayr and Glasgow and various golf courses including Royal Troon, recent host of the Open Championship (July 2024). For the commuter the A77/M77 is easily accessible and links to Glasgow and surrounding areas.

TR2012 | Sat Nav: 34 South Beach, Troon, KA10 6EF

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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