



**53B BEACH ROAD, BARASSIE**  
**TROON**

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**2 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A fabulous traditional upper conversion arranged over two levels enjoying spectacular sea and coastal views over the Firth of Clyde towards Arran with private landscaped gardens, parking and garage.**

The property comprises of the entire first floor and attic floor of a traditional detached villa which enjoys an enviable position on Beach Road. The property has been comprehensively upgraded and modernised with no expense spared in creating a wonderful home suited to a variety of potential purchasers.

Features and benefits include a bespoke fitted kitchen with integrated appliances, breakfast bar and stone work tops, luxury five piece bathroom, double glazing, gas central heating, through and through wood burner between the lounge and sitting room, neutral decoration and quality floor coverings.

In more detail the accommodation is accessed to the side of the property and comprises of a lower reception hall, upper reception hall, bow windowed lounge open to the dining/kitchen, sitting room with covered balcony off (could also be utilised as a third bedroom if required), double bedroom, five piece bathroom with underfloor heating and useful utility room. Upstairs there is a further double bedroom with storage room off and two piece wc.

Externally to the front there is a long chipped driveway providing extensive off street parking and culminating in the garage. There is a large private garden to the rear which is predominantly laid to lawn with chipped and shrubbery borders and generous patio area. Included in the sale will be the garden shed.









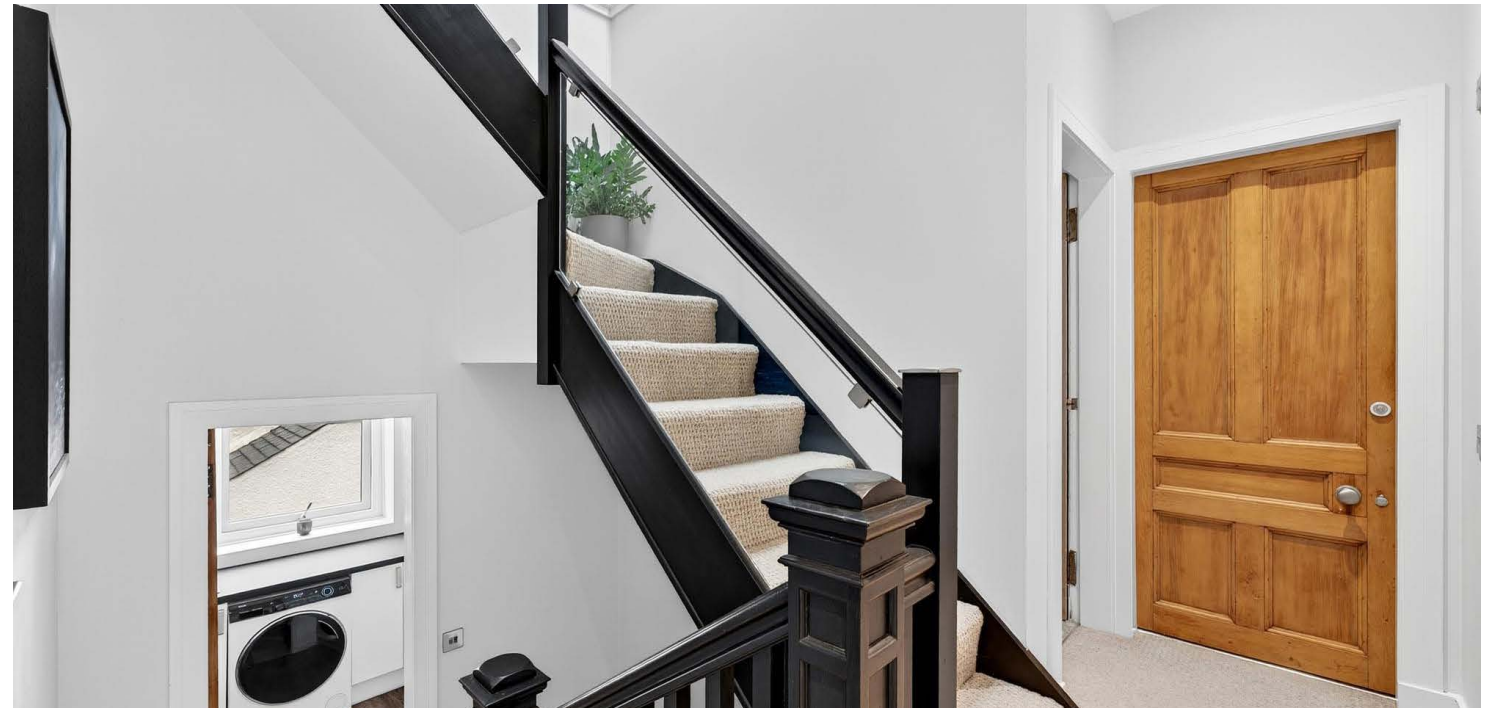




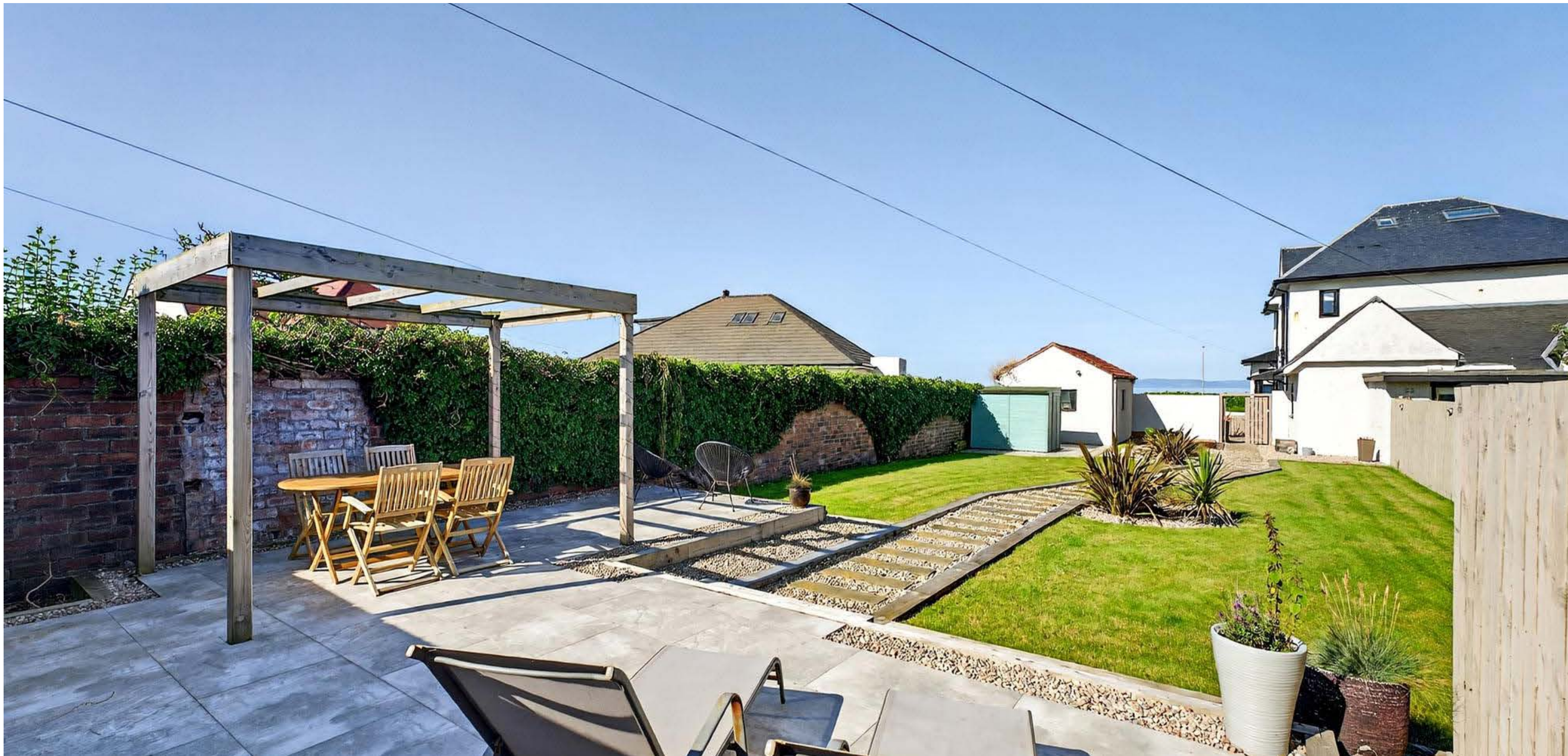








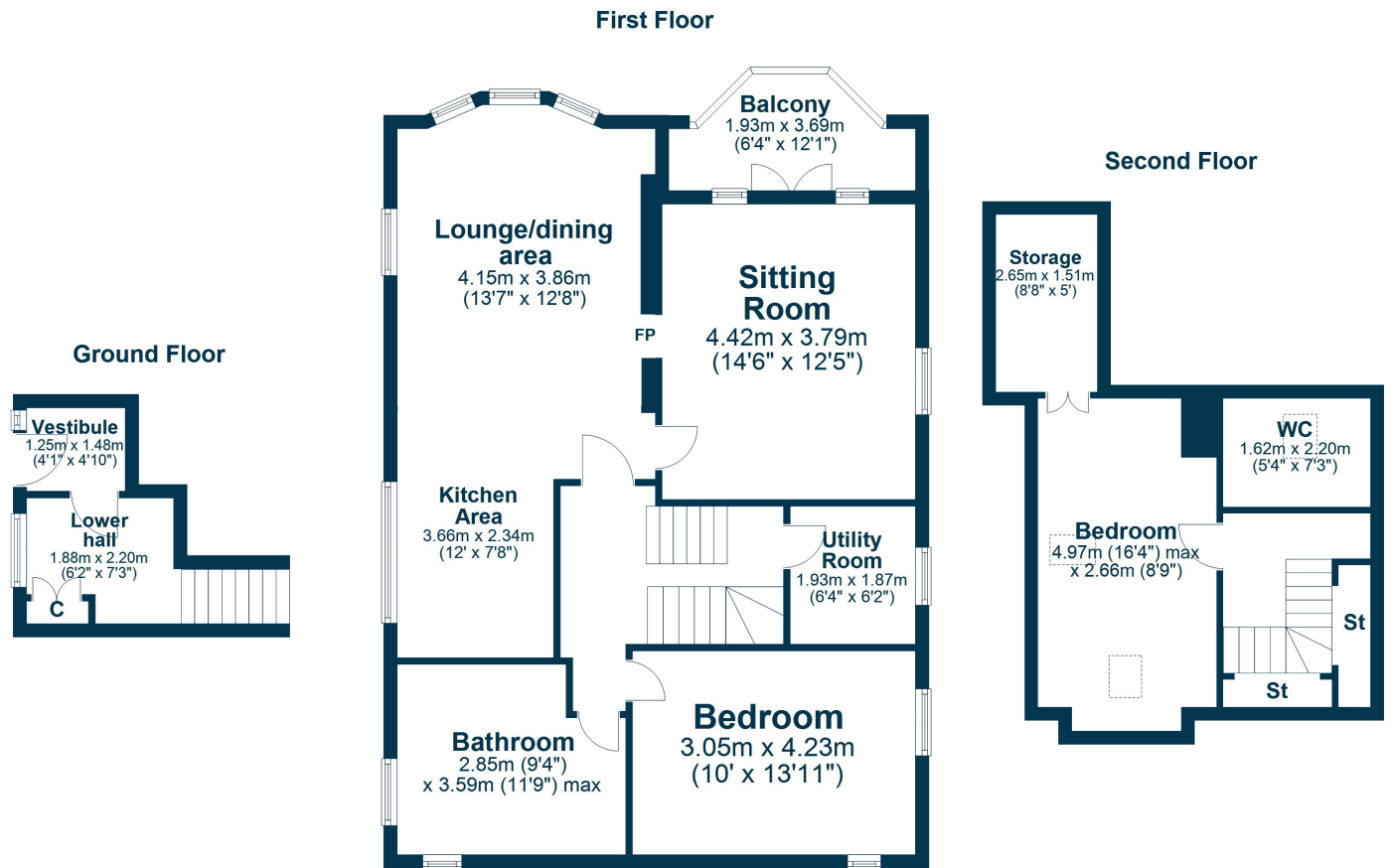
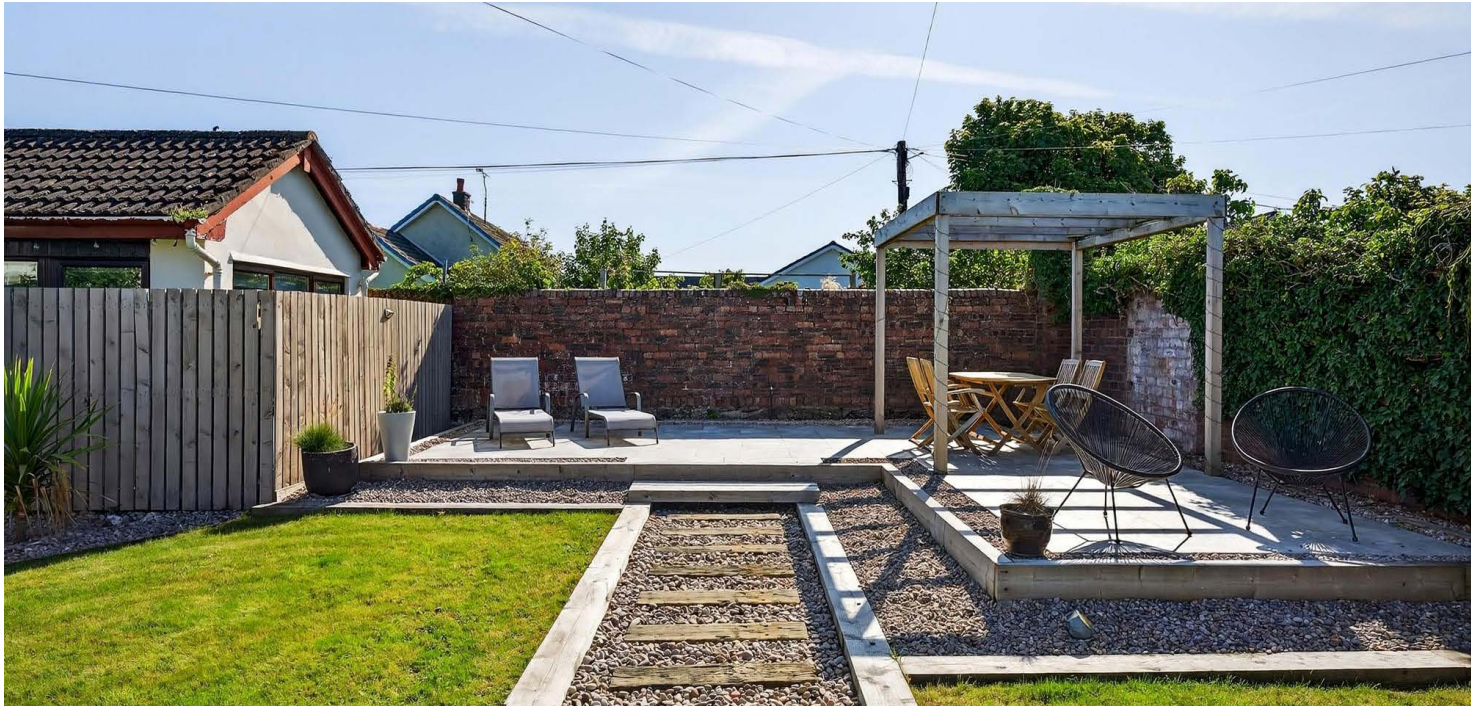












This delightful property takes full advantage of its superb position on Beach Road with dramatic views along the coastline and over the sea towards Arran. The location is perfect for a range of local amenities including Barassie primary School, Barassie golf club and the railway station linking to Ayr and Glasgow. Troon town centre is around one mile distant and provides a more comprehensive range of amenities including\* boutique shops, bars and restaurants.

TR2026 | Sat Nav: 53B Beach Road, Barassie, Troon, KA10 6SX

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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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