



# 14 MARINE VIEW COURT

## TROON

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A rarely available modern third floor apartment proving spacious accommodation and enjoying stunning views across the Firth of Clyde with lift, parking and garage.**

Number 14 occupies a wonderful position on the third floor of Marine View Court, a much sought after development of well proportioned apartments located in the heart of the town centre. Although requiring a degree of modernisation the apartment provides well proportioned accommodation including a south-westerly facing balcony off the lounge which enjoys exceptional views along Troon beach, round Ayr bay across the Firth of Clyde to Ailsa Craig and Arran.

Further benefits include a fitted kitchen, three piece bathroom, fitted wardrobes in both double bedrooms, double glazing, electric central heating, neutral decoration and secure entry system.

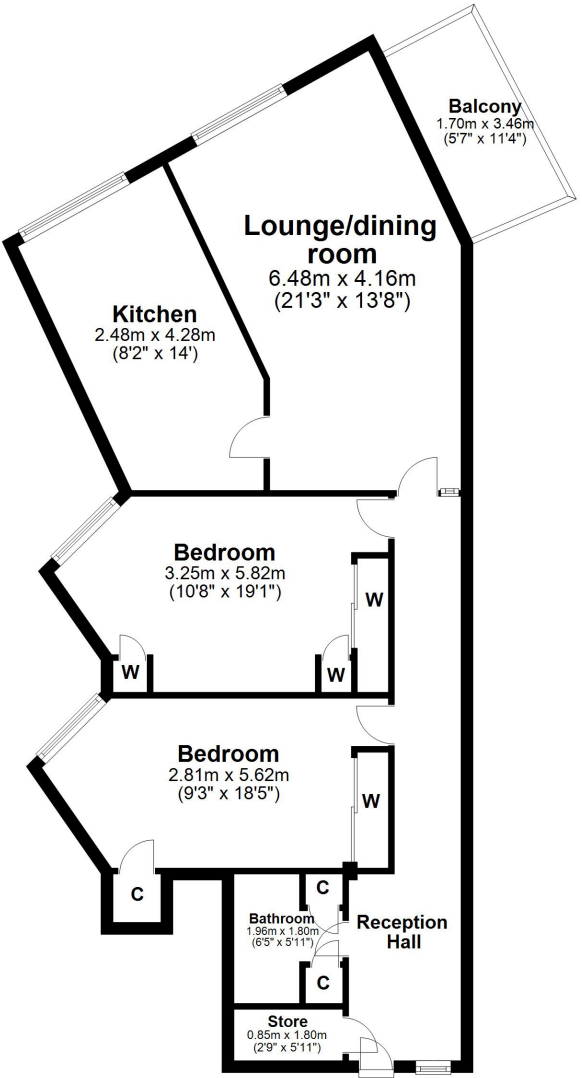
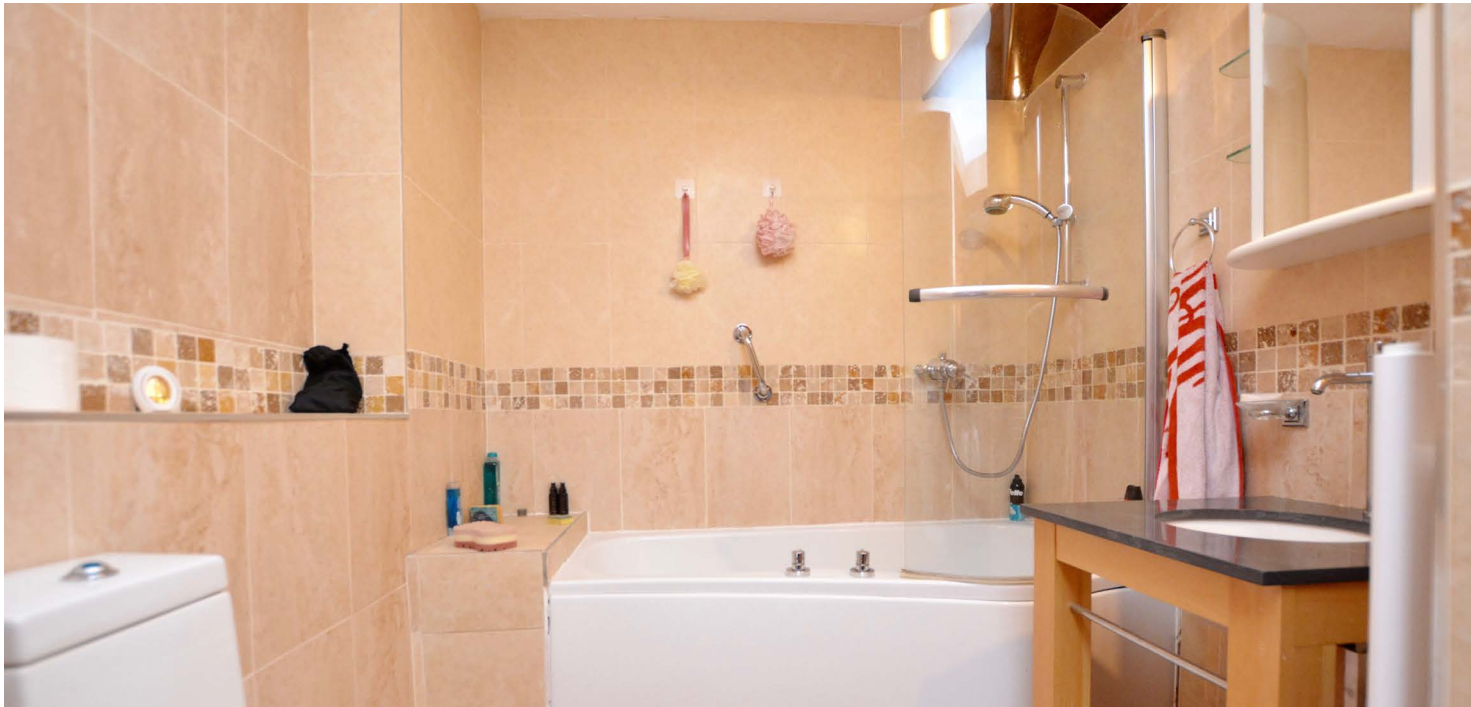
In summary the accommodation extends to secure entry into a communal hall with lift and stair access to all apartments, reception hallway with two storage cupboards off, lounge with balcony off and open plan to the dining area, fitted kitchen, two double bedrooms and a three piece bathroom.

Externally there are communal lawned gardens with ample residents parking and private garage. Within the hallway there is a refuse chute and video entry system.









Marine View Court is an admired development of luxury apartments located on the seafront and adjacent to the town centre which provides a variety of boutique shops, restaurant and bars. In addition Troon provides a main line railway link to Glasgow and Royal Troon Golf Club is around 1 mile distant and regularly hosts the Open Championship. For the commuter there are excellent road links to Glasgow and surrounding areas.

**TR2034** | Sat Nav: 14 Marine View Court, Troon, KA10 6AY

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.



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