



2A TITCHFIELD ROAD
TROON

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A beautifully presented traditional maisonette apartment in true walk in condition with superb views across the Firth of Clyde and private rear garden.

Number 2A is a traditional maisonette flat arranged over the first and second floors which enjoys an exceptional position on Troon shore front with far reaching views and within walking distance of the bustling town centre.

The property is presented in walk in condition including a quality fitted kitchen (integrated appliances and centre island), luxury three piece shower room, gas central heating with a 'Baxi' boiler, double glazing, quality floor coverings and fresh decoration. In addition the property has been re-plumbed and re-wired and has a useful storage cupboard off the shared hall.

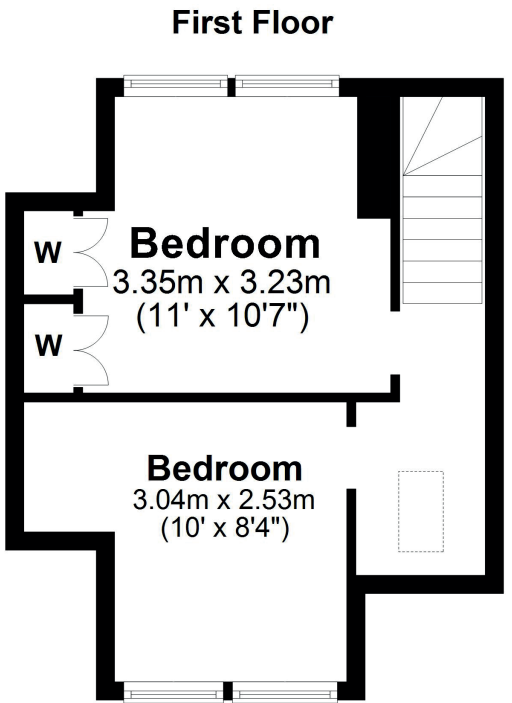
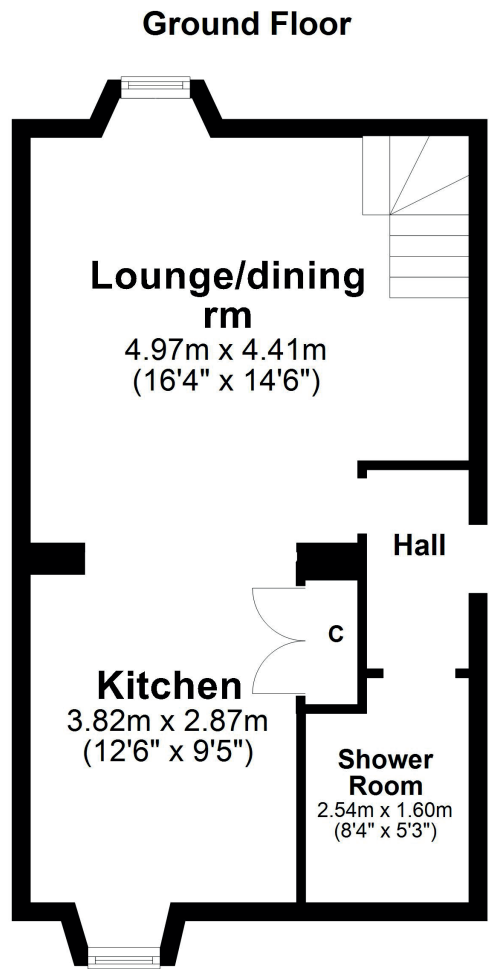
In summary the accommodation extends to, on the first floor, a shared hallway, reception hallway, front facing lounge/dining room open to the fitted kitchen and three piece shower room. Upstairs there are two bedrooms including a master with wonderful views and fitted wardrobes.

Externally there is a private rear garden which is enclosed and laid to lawn with decorative chipped borders, patio and garden shed.









Titchfield Road is a wonderful shorefront address within close proximity to the centre of Troon which provides a plethora of boutique shops, bars and restaurants. There are excellent transport links including a mainline rail link to Ayr and Glasgow. For the sporting enthusiast there are several golf courses close by including Royal Troon, recent host to the Open Championship in July 2024, sailing club and bustling marina.

TR2047 | Sat Nav: 2A Titchfield Road, Troon, KA10 6AN

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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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