



69 ST. MEDDANS STREET
TROON

www.corumproperty.co.uk





3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A beautifully presented traditional semi-detached villa providing spacious and flexible accommodation with enclosed gardens and perfectly placed within close proximity to the town centre and seafront.

Number 69 is a traditional semi-detached villa suited to a variety of potential purchasers within a fantastic location close to a wide range of amenities. The property has been extended and reconfigured by the current owners and comprises of spacious, flexible accommodation over two levels with well proportioned apartments throughout.

Potential purchasers should note planning permission has previously been granted (2022) to reconfigure the ground floor of the property by incorporating the existing store room into an open plan kitchen/dining/sitting room with doors to the rear garden.

Features and benefits include a modern fitted kitchen with matching utility room off, two luxury three piece shower rooms, quality floor coverings, gas central heating, double glazing and neutral decoration. In addition the loft has been floored and is accessed via a pull down ladder.

In summary the accommodation extends to, on the ground floor, an entrance vestibule, welcoming reception hallway, front facing bay windowed lounge/dining room with feature fireplace, dining room/bedroom 4, modern fitted kitchen, useful utility room and three piece shower room. Upstairs there are three double bedrooms (two with feature fireplaces) and a luxury three piece shower room.

Externally there are gardens to the front and rear. The gated front garden is laid to block paved driveway parking with chipped borders. The enclosed rear garden is predominantly laid to lawn with raised growing beds, decorative patio areas and external store.

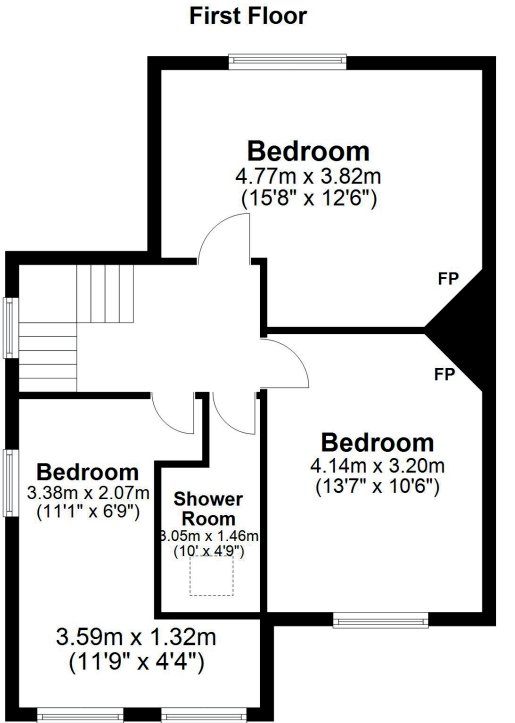
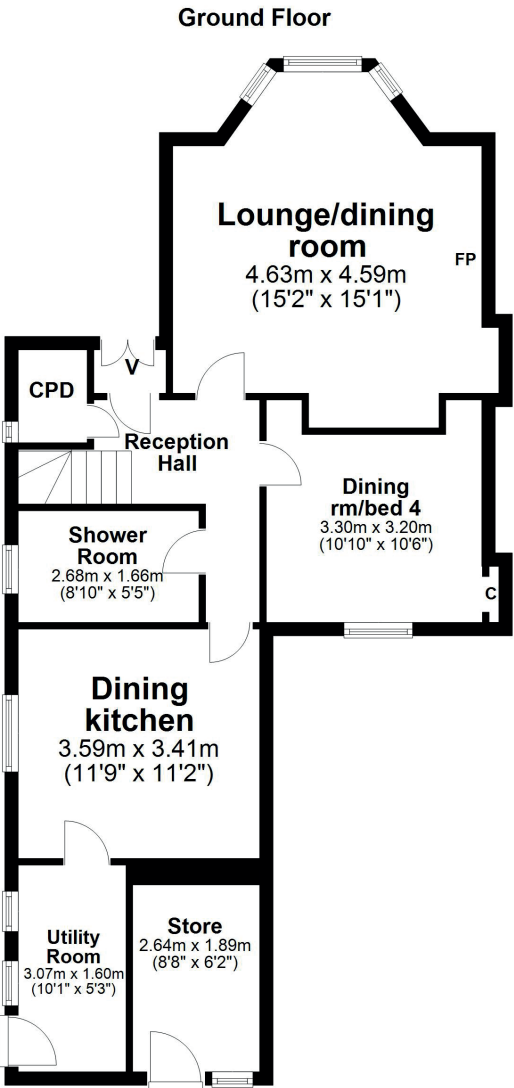












The property is perfectly placed close to the vibrant centre of Troon which is home to a wide range of amenities including individual shops, boutiques and bars. In addition the property is located within close proximity to the seafront and the highly regarded Troon Primary School. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

TR2021 | Sat Nav: 69 St. Meddans Street, Troon, KA10 6NW

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.



WE'RE **SOLD** ON
YOUR FUTURE



Corum Troon
29 Portland Street, Troon, KA10 6AA

Tel: 01292 310 010

Email: troon@corumproperty.co.uk

www.corumproperty.co.uk