




Solicitors & Estate Agents
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144 Deveron Road

TROON, SOUTH AYRSHIRE, KA10 7JA

LOCATION



The property is located in the popular coastal town of Troon, which caters for your everyday needs with good local shops, supermarkets, restaurants, hotels, schools, services and a wide range of recreational facilities. Troon boasts two beaches with beautiful walks, cycling paths, play parks and safe bathing areas. Troon is iconic for golf and is proudly home

to eight golf courses with Royal Troon hosting the 'Open' Championships every seven years.

The town has mainline train links with Ayr in the south and Glasgow in the north. Glasgow takes forty minutes, with several trains every hour, making it an ideal commuter town. The A77/M77 has undergone

a major refurbishment programme that provides an easy commute to Ayr, Kilmarnock, and Glasgow in the north. In addition, five miles away, Glasgow Prestwick International Airport provides regular flights to Ireland and the rest of Europe.



144 DEVERON ROAD



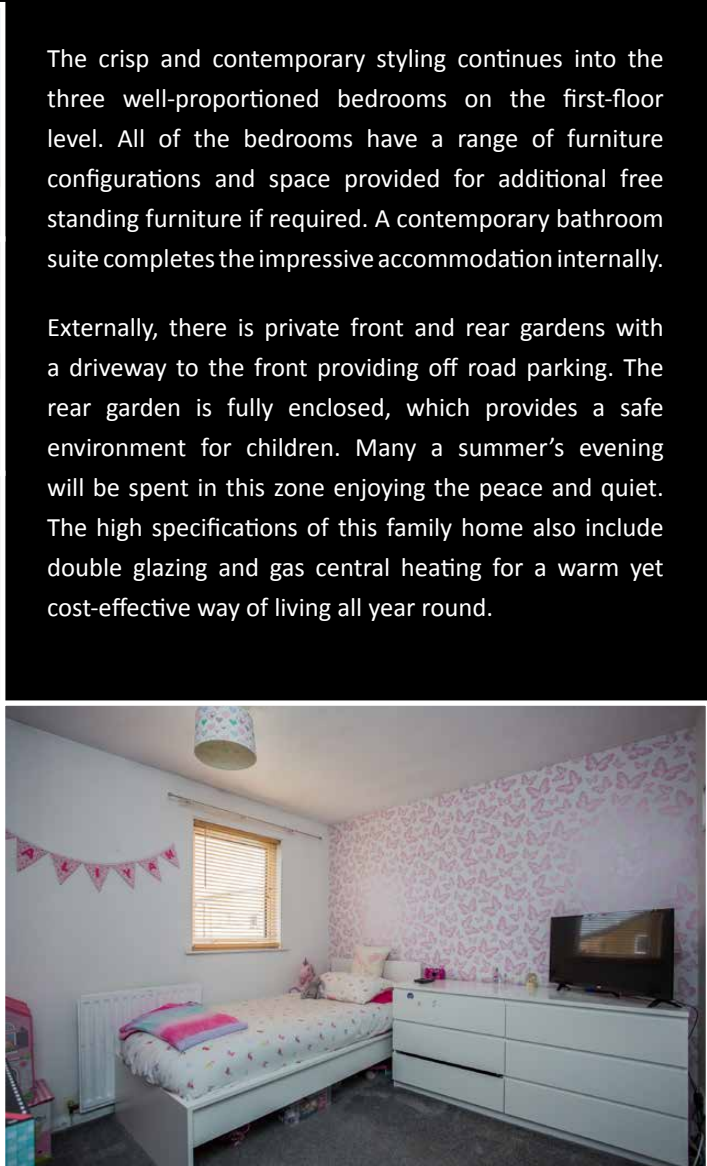
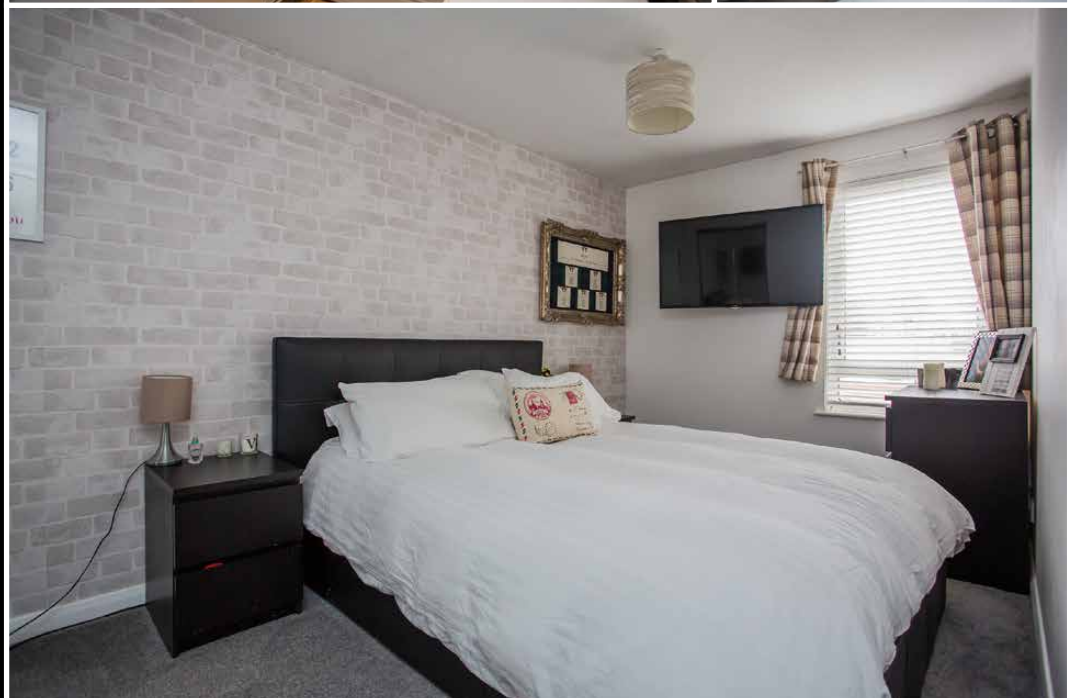
We are delighted to bring to the market this tastefully decorated three bedroom semi-detached family home, positioned in a popular pocket of Troon. Inside the property, you will find a light-filled and spacious accommodation with an inspired layout over two levels. Great emphasis has been placed on the creation of easily managed and free-flowing space

on a bright and fresh layout.

A hallway entrance leads to all apartments on this level. A bright and airy lounge is flooded with natural light and provides an interesting outlook. This room in the perfect ambience in which to unwind after a hard day. The modern, open plan kitchen come dining has

been fitted to include a quality range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient workspace. It also benefits from a host of integrated appliances. An added bonus is the space provided for a table and chairs. It is easy to imagine the evenings of fine dining this zone has played host to.

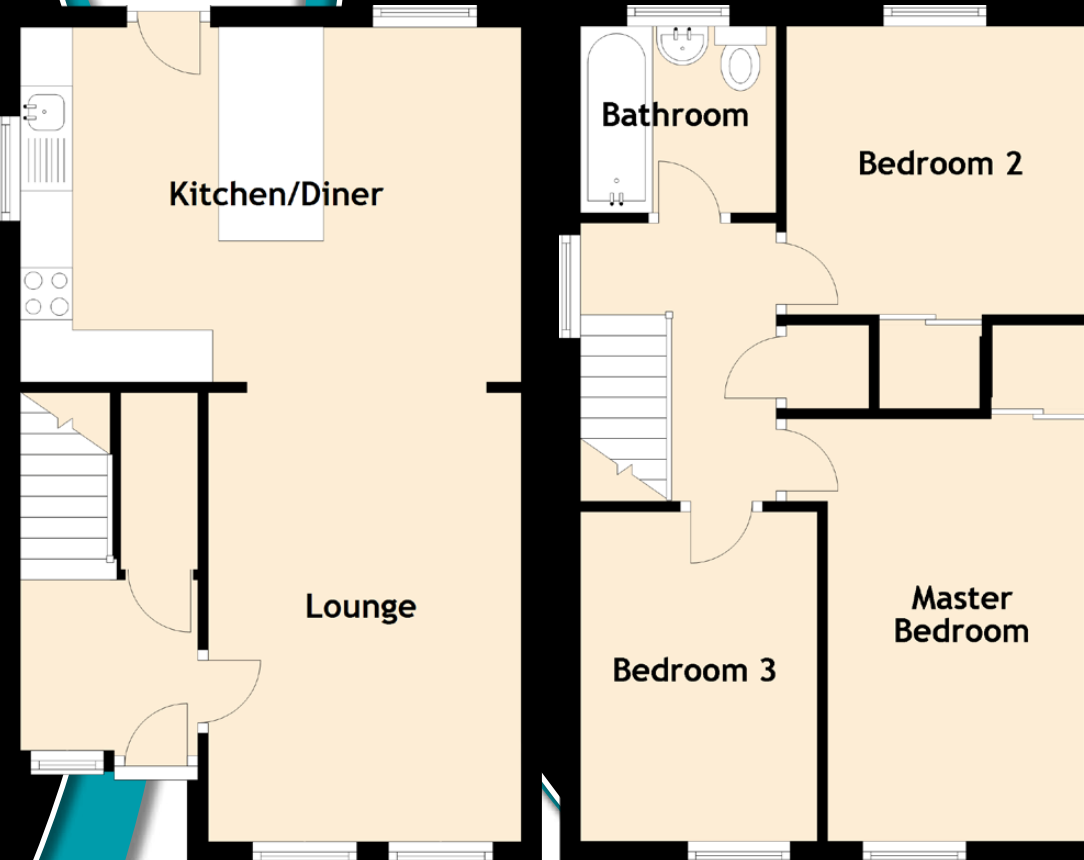




The crisp and contemporary styling continues into the three well-proportioned bedrooms on the first-floor level. All of the bedrooms have a range of furniture configurations and space provided for additional free standing furniture if required. A contemporary bathroom suite completes the impressive accommodation internally.

Externally, there is private front and rear gardens with a driveway to the front providing off road parking. The rear garden is fully enclosed, which provides a safe environment for children. Many a summer's evening will be spent in this zone enjoying the peace and quiet. The high specifications of this family home also include double glazing and gas central heating for a warm yet cost-effective way of living all year round.

SPECIFICATIONS

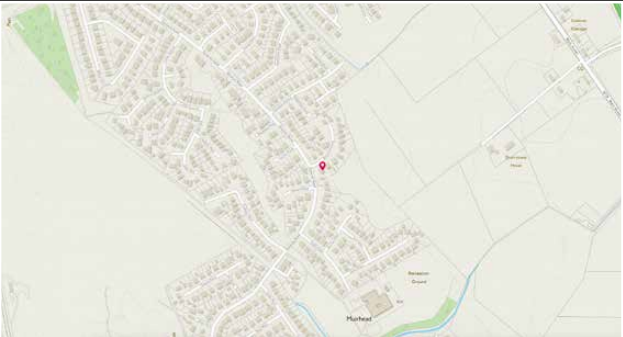


Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	4.80m (15'9") x 3.40m (11'2")
Lounge	4.30m (14'1") x 3.00m (9'10")
Master Bedroom	4.10m (13'5") x 2.50m (8'2")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Bedroom 3	3.20m (10'6") x 2.30m (7'7")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 74m² | EPC Rating: C

Extras (Included in the sale): Carpets, floor coverings, lights fixtures, fittings, curtains and blinds.





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Text and description
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