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95c Templehill
TROON, SOUTH AYRSHIRE, KA10 6BQ



Troon Beach, Royal Troon, Troon Marina

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. You can often watch or participate in kite surfing, sailing from its yacht marina or other water sports in the safe waters. 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. There are numerous good schools in the immediate vicinity to choose from and private education, at all levels, is offered nine miles away at Wellington School, Ayr. Troon is often chosen by individuals to live in because of all its good facilities, good commuter links and safe environment.



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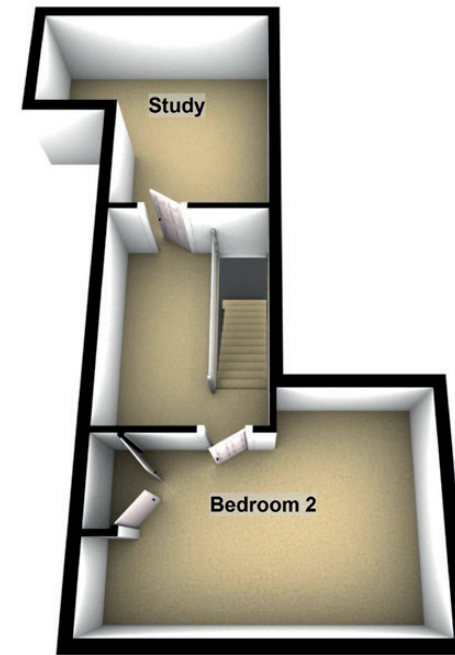
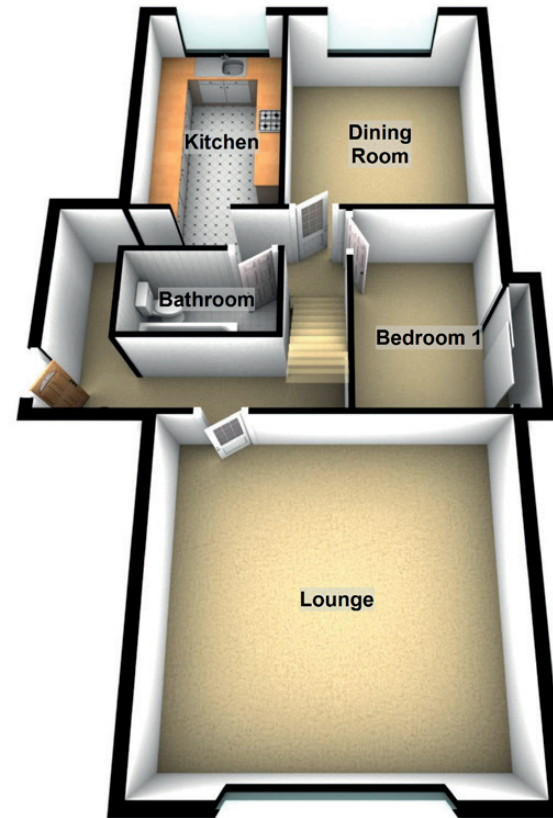
Part Exchange available. We are delighted to introduce to the market this beautiful two bedroom flat with the added bonus of a study. The property is extremely deceiving from the outside. It will leave viewers stunned when they enter the property and discover how versatile and spacious it really is. Due to the type, nature and location of the property it will be sure to appeal to a wide variety of potential purchaser(s) looking for their ideal home.

A welcoming hallway leads you to all apartments on this level. An impressive formal lounge is flooded with natural light which also boasts an interesting outlook. The feature gas fire and surround is the focal point of the room and gives off a real 'cosy' feel. It is the perfect ambience in which to unwind after a hard day. The kitchen has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. It comes with an integrated oven, hob and hood with space provided for a free-standing fridge freezer, washing machine and dish washer.

The current owner has created a separate dining room for special occasions and more formal dining with friends and family, it also gives you the perfect excuse to impress your guests with your culinary skills. This room could be transformed into a number of things such as a 'family room', bedroom, or a room for some 'me time.' There are two well appointed bedrooms, both of which are further enhanced with built-in wardrobes, creating excellent storage. The 'study/hot office' will come in very useful for those requiring working from home arrangements. A stunning three-piece family bathroom suite with over head shower completes the impressive accommodation internally.

Externally there are communal grounds, with off-road parking to the rear. Gas central and double-glazing has been provided throughout to create a warm, yet cost effective way of living all year round.





Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 5.00m (16'5")
Dining Room	4.00m (13'1") x 3.40m (11'2")
Kitchen	4.00m (13'1") x 2.40m (7'10")
Bedroom 1	3.40m (11'2") x 2.73m (9')
Bedroom 2	5.00m (16'5") x 2.73m (8'11")
Bathroom	2.40m (7'10") x 1.40m (4'7")
Study	3.80m (12'6") x 2.59m (8'6")

Gross internal floor area (m²) - 102m²

EPC Rating - C

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Kitchen appliances are negotiable with the seller.

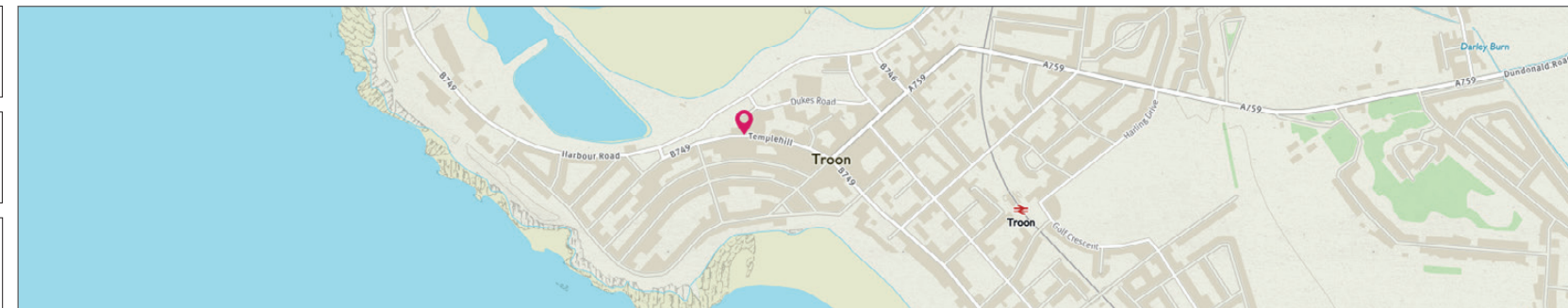


Image credit: <https://www.edinburgsurvey.co.uk/compay/>

Beach from property



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



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