

1a Bank Street

TROON, SOUTH AYRSHIRE, KA10 6AL



*AN IMPRESSIVE ONE BEDROOM
GROUND FLOOR FLAT*



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McEwan Fraser Legal is delighted to bring to the market this one-bedroom ground-floor flat, beautifully presented throughout, delightfully positioned on Bank Street and boasts an impressive outlook from the bedroom. The flat would be a super acquisition for either a first-time buyer(s), buy-to-let investment, or those downsizing. It has been designed to maximise the natural available light to create a bright ambience.

The main door entrance leads to all apartments. The lounge is a good size and offers a range of furniture configurations. The kitchen comes with a modern range of units and a contemporary work surface. The added bonus is the host of integrated appliances. The bright and airy bedroom is flooded with natural light and complemented with built-in wardrobes. The stunning shower room completes the impressive accommodation internally.

Externally, there is a communal garden with on-street parking. Double glazing and gas central heating is in place throughout to create a warm, yet cost-effective way of living all year round.







The Bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge 4.40m (14'5") x 3.00m (9'10")

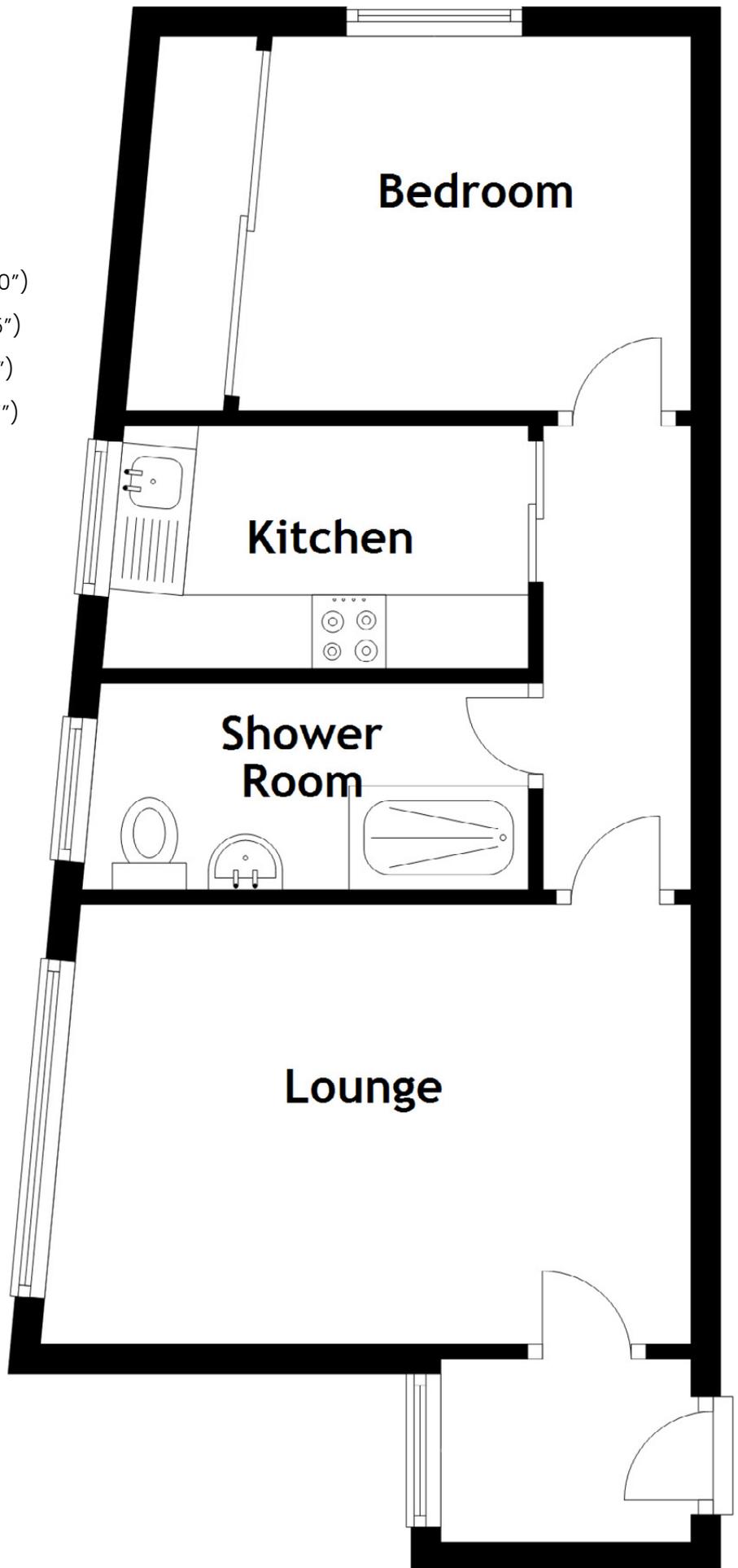
Kitchen 3.30m (10'10") x 1.65m (5'5")

Bedroom 2.85m (9'4") x 2.55m (8'4")

Shower Room 3.30m (10'10") x 1.40m (4'7")

Gross internal floor area (m²): 37m²

EPC Rating: C





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.

The Location

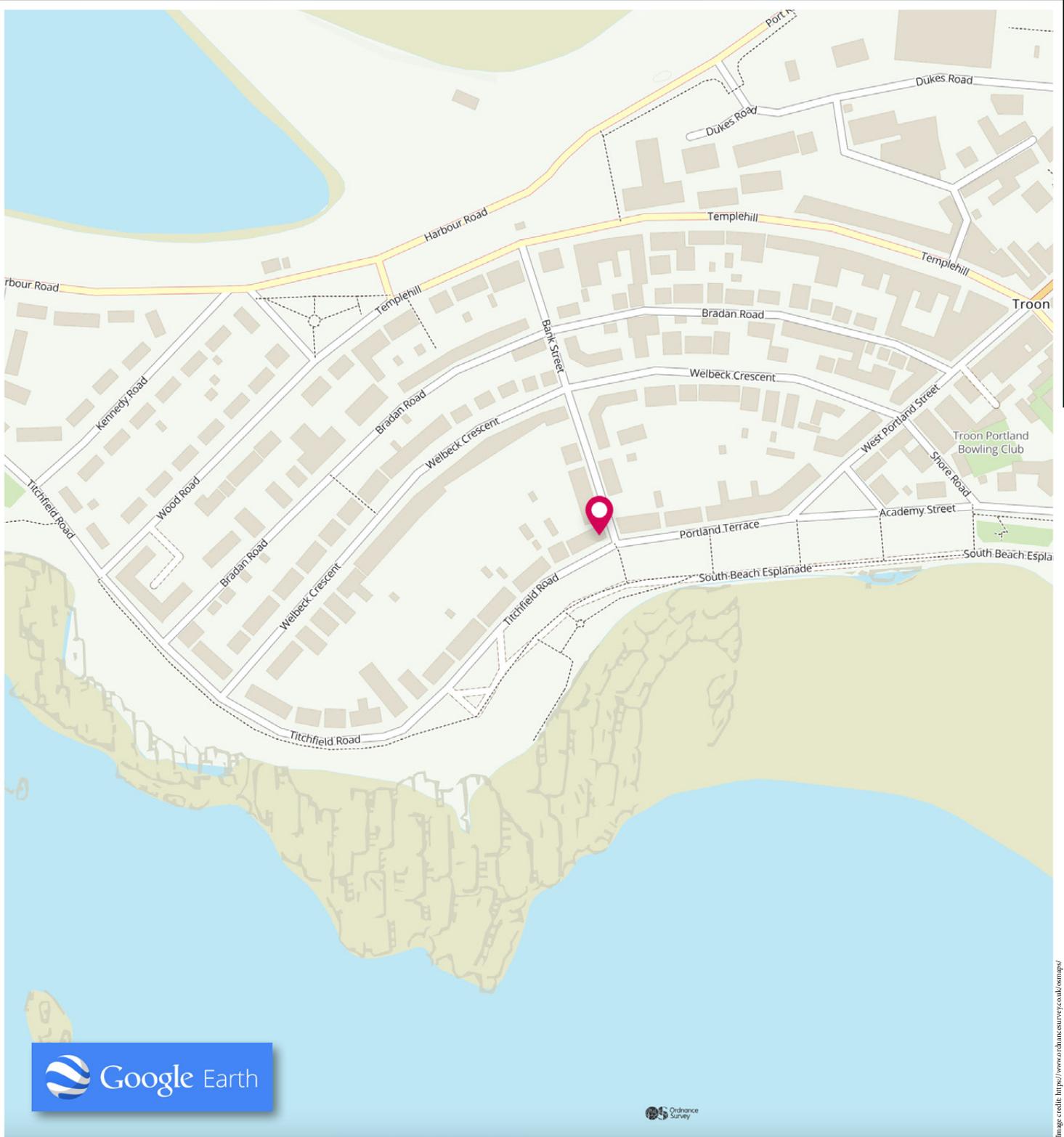


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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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