



105B Welbeck Crescent, Troon, KA10 6AR
Offers Over £89,995

Beautifully presented traditional ground floor flat enjoying a superb setting a short distance from both the beach and the centre of Troon.

Maintained and much improved by the present owner this lovely bright flat has accommodation of reception hall with access to the large bay windowed double bedroom overlooking the gardens to the front, a bright and spacious lounge to the rear of the flat as well as access to the shower room and a deep storage cupboard. The modern kitchen with a range of floor and wall mounted units with wood effect worktops and integrated hob and oven is located to the rear of the lounge and provides direct access to the very well maintained rear gardens which include a small private area.

The property has double glazing as well as gas central heating with a combination boiler.

The centre of Troon which is found close by provides a comprehensive range of amenities to include a wide range of local shops, including bars, restaurants and cafes. Public transport facilities include regular bus services to Prestwick, Ayr and Kilmarnock with frequent rail travel available from nearby Troon Railway Station. In addition to this, there are good road links providing easy access to both the A77/M77 motorway.

The agents would strongly recommend early internal viewing to fully appreciate the home.

DIMENSIONS

Lounge	11'4" x 12'6"
Kitchen	7'0" x 6'5"
Bedroom	16'0" x 16'0"
Shower Room	12'3" x 3'10"

COUNCIL TAX

Band B

ENERGY RATING

D

FEATURES

Beautifully presented throughout.
Lovely bay windowed double bedroom.
Immaculate communal gardens with elevated private area
Viewing essential

TRAVEL DIRECTIONS

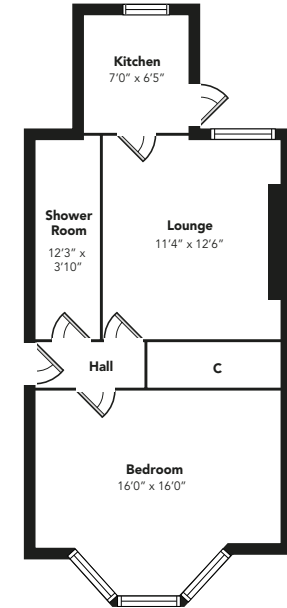
Travelling from the centre of Troon on West Portland Street continue to Portland Terrace then on to Titchfield Street turning right into Welbeck Crescent, the property sits on the right hand side.

VIEWING

Strictly by appointment through Barnetts on 01563 522137

ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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