Troon

26 Calder Avenue

corum

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A stylish modern detached villa with garage conversion creating a superb family home with flexible accommodation, modern finishes, west facing rear garden and driveway parking.

Property Description

Number 26 is a modern detached villa with spacious accommodation ideally suited to the family market. The property has been enhanced with the conversion of the garage creating a superb L-shaped open plan lounge/dining room. Benefits include a modern fitted kitchen, four piece fully tiled family bathroom, fitted wardrobes in all three bedrooms, oak doors and flooring, gas central heating and double glazing.

In summary the accommodation extends to, on the ground floor, a reception hallway, lounge with sliding door to the rear garden, open plan sitting/dining room, fitted kitchen and two piece wc. Upstairs there are three bedrooms and a family bathroom.

Externally there is monoblocked parking to the front with space for several vehicles. The fully enclosed rear garden is landscaped with a lawn, shrubbery borders, chipped pathways and patio. Included in the sale will be the summerhouse/home office.

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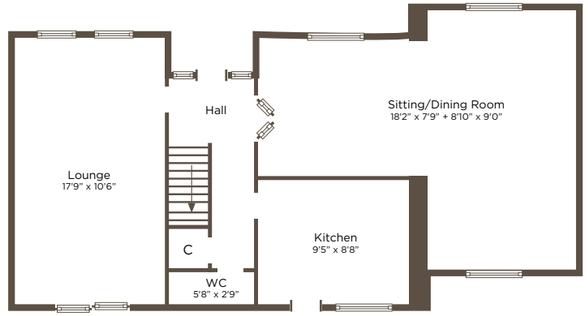
Local Area

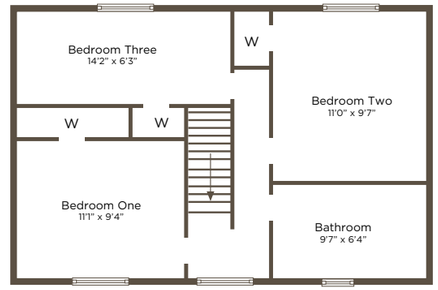
Calder Avenue is a quiet residential address well placed close to a number of amenities including schooling, pharmacy, shop and the bypass linking to Glasgow. Troon town centre is around two miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport links and recreational facilities.

Directions

From the centre of Troon proceed out on North Shore Road which becomes Kilmarnock Road and turn right at the traffic lights onto Deveron Road. Turn second right onto Calder Avenue and number 26 is on the right hand side.



Ground Floor



First Floor

TRO765. EER Band D

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.

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- For more information please contact our Troon Office.

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