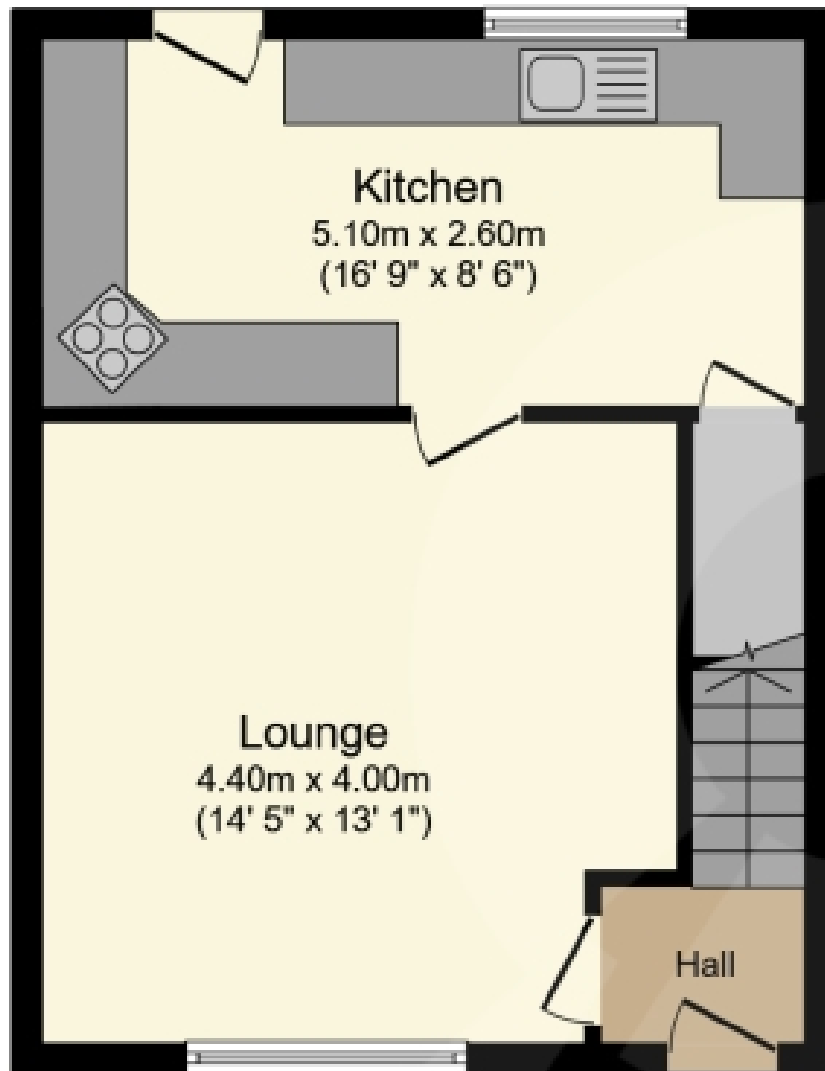




56 Walker Avenue, Troon

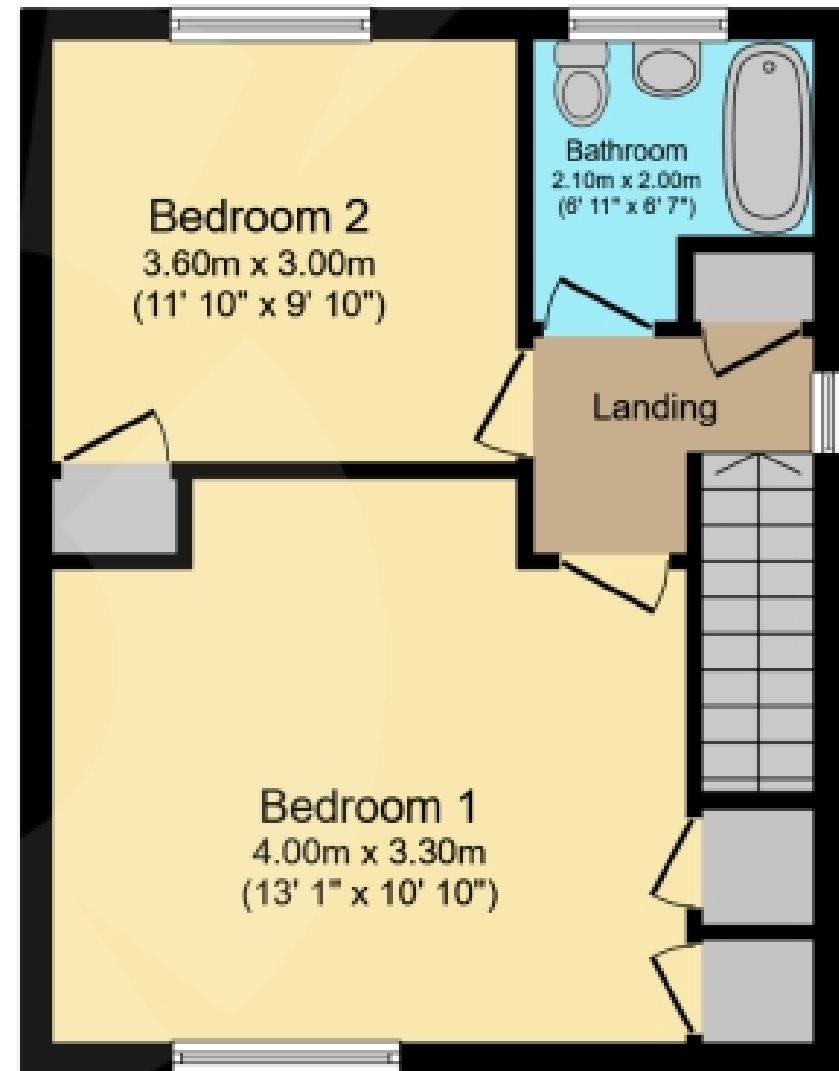
Offers Over £129,995





Ground Floor

Floor area 38.3 m² (413 sq.ft.)



First Floor

Floor area 38.3 m² (413 sq.ft.)

TOTAL: 76.7 m² (825 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

*TRUE WALK IN CONDITION * IDEAL FAMILY HOME OR FIRST TIME PURCHASER * SUBSTANTIAL REAR GARDEN * MODERN & UPGRADED THROUGHOUT * NO ONWARD CHAIN. Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 56 Walker Avenue, a charming semi-detached home, set in a sought after pocket of Ayrshire. Oozing charm and elegance, as well as its tranquil beachfront location, this property is sure to appeal to a variety of buyers.

The front of the property, there is a timber fence which envelopes the front garden. The garden is fully chipped providing a stylish, low maintenance garden with driveway.

Upon entering the property you are greeted by a sense of sophistication and elegance all thanks to the light, neutral décor – a theme that runs throughout the home.

The lounge is no exception, boasting a modern feel which is amplified by the large window formations which allow an abundance of light to stream in and bask the room in a warm, calming glow.

The well-appointed fitted kitchen is lined with wooden base and wall cabinetry, paired with contrasting countertops for a fashionable and productive workspace. The kitchen is host to integrated appliances including dishwasher plus gas hob with electric oven and extractor fan.

Moving upwards, the top floor houses two generously proportioned bedrooms, each with excellent built in storage solutions for added convenience.

Completing the internal layout is a modern three-piece bathroom, which is comprised of a bathtub with overhead shower, a wash hand basin, and a W.C.

To the rear of the property is a substantial garden space, which is predominantly laid to lawn and fully enclosed, providing an ample space for children and pets to safely play. There are chipped areas providing walkways as well as garden storage.

Living in Troon offers a unique blend of coastal charm and modern convenience. With its picturesque seaside setting, residents enjoy access to the tranquil beach, perfect for leisurely strolls or relaxing afternoons. Troon boasts a range of amenities, including boutique shops, cafes, and delicious eateries. Transport links are excellent, with regular train services connecting Troon to Glasgow and other nearby towns, making commuting or exploring the wider region easily accessible.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com