

BLACK HAY ESTATE AGENTS



CLADACH, 62A SOUTHBEACH, TROON KA10 6EG



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An exceptionally rare opportunity to acquire a true “Seafront Home” ...“Cladach” is a highly desirable Traditional Semi Detached Villa combining character & charm with generously proportioned 7 Main Apartment accommodation over 2 levels, all complemented by its wonderful seafront location, enjoying panoramic coastline/sea views and towards Arran & Ailsa Craig on the horizon.

The property occupies a truly favoured position within highly regarded South Beach, Troon, a most desirable “Seaside Town” with its own marina, on Ayrshire’s sweeping coastline, itself notable for its world renowned golf courses. Troon is of broad appeal, popular with locals and commuters alike, Glasgow Buyers particularly favouring its wonderful seafront location whilst being only approx’ 35 minutes commute by car from Glasgow City Centre (both train & bus services also aid those commuting) whilst Edinburgh/East Coast Buyers favour the better weather of Troon on the West Coast.

Internal viewing reveals charming accommodation, flexible enough to accommodate couples wishing to relax & entertain (or perhaps “home-working”) or the family buyer seeking accommodation which can adapt to growing family needs. Comprising on ground floor, welcoming reception hall with useful “downstairs” wc/shower room off, most appealing formal lounge with delightful garden views from the rear facing bay window (door to garden) – shared “hole-in-the-wall” focal point multi-fuel fire (between the lounge & dining room), separate modern style breakfasting kitchen with spacious rear facing dining room and patio doors inviting one to the garden, 3rd public room presently serving as informal living/tv room however could be a 5th (or guests) bedroom if required. A charming bannister staircase leads to the upper hallway with large staircase window capturing wonderful elevated sea views. 4 bedrooms are featured on the upper level- bedroom No 1 the

“master” enjoying fabulous sea views from its charming bay window (this room could easily serve as an additional elevated public room to make the most of its wonderful views), bedroom No 2 also rear facing with charming dual aspects from its rear & side windows, 2 further bedrooms, again both double, are located to the front whilst the family bathroom is situated off the upper hallway.

The specification includes both gas central heating & double glazing. Attic storage is available. EPC – D. A generous lawned rear garden with patio area is situated to the rear whilst the front garden area has been adapted to provide private off-street parking. On-street parking is also available.

Graeme Lumsden, Estate Agency Director/Valuer at BLACK HAY comments –

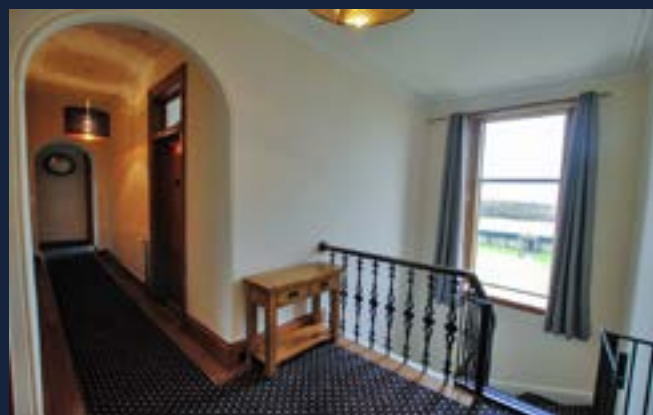
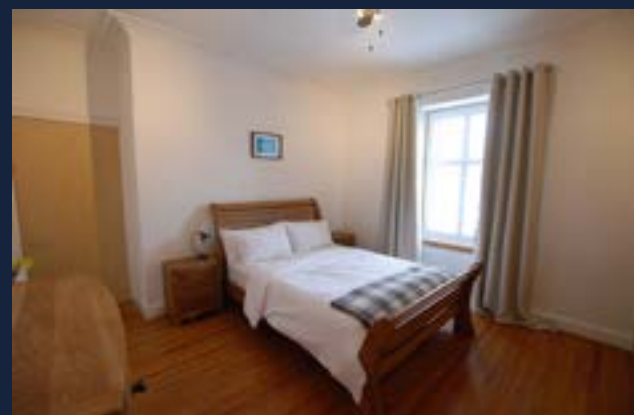
“ In my view, the allure of a seafront home and its ever changing sea views remains unmatched. After 35 years in the property industry my heart still skips a beat when I arrive at a seafront home and catch sight of the sea views which the owners can sometimes grow familiar with ... yet, perhaps with my family connection to the Mull of Kintyre I yearn to live by-the-sea ...many an hour immersed in the changing seascape ...and when you need to actually feel/breathe the sea at Cladach ...unlock the gate at the end of the garden and literally a pebbles’ throw away... the sand dunes beckon and you are there ...walking the beach, whatever the weather ...water rippling or the white-horses racing in on stormy days.

I live in the country with wonderful views, cows with their inquisitive heads looking over the hedges and a red squirrel that visits most days ... yet, what would I give for a home by-the-sea. The successful buyer of Cladach will, in my humble opinion ...be living their dream (and mine!) ”



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ROOM SIZES

RECEPTION HALL
27' 11" x 7' 10"

LOUNGE
22' 9" x 15' 10"

DINING
15' 2" x 10' 9"

BREAKFASTING/KITCHEN
12' 4" x 10' 9"

UPPER HALL
18' 1" x 7' 8"

BEDROOM 1
18' 1" x 15' 10"
(sizes at widest points)

BEDROOM 2
14' 2" x 10' 10"
(sizes at widest points)

BEDROOM 3
13' x 10' 9"

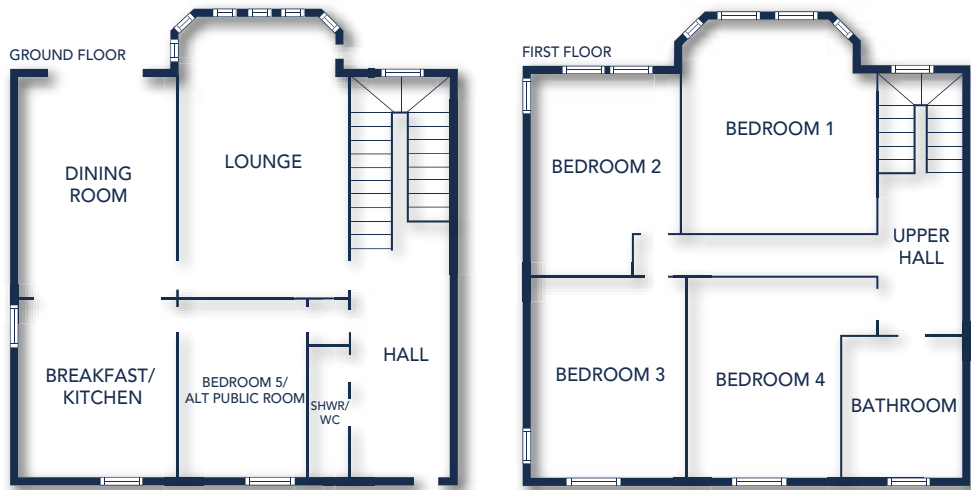
BEDROOM 4
13' x 11' 9"

BEDROOM 5
11' 6" x 11' 4"

BATHROOM
9' 3" x 5' 6"

WC
7' 8" x 3' 9"

FLOORPLAN



Floorplans are indicative only - not to scale.
Produced by Plush Plans Ltd



VIEWING - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606.

HOME REPORT - The Home Report is available from BLACK HAY Estate Agents own website- blackhay.co.uk (simply search for this particular property then scroll down the page for the Home Report Tab, click on and the PDF/Electronic Version Home Report will open).

INTEREST/OFFERS - If you are interested in this particular property and considering making an offer please contact BLACK HAY Estate Agents on 01292 283606 and we can advise you further.

DISCLAIMER - Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of 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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