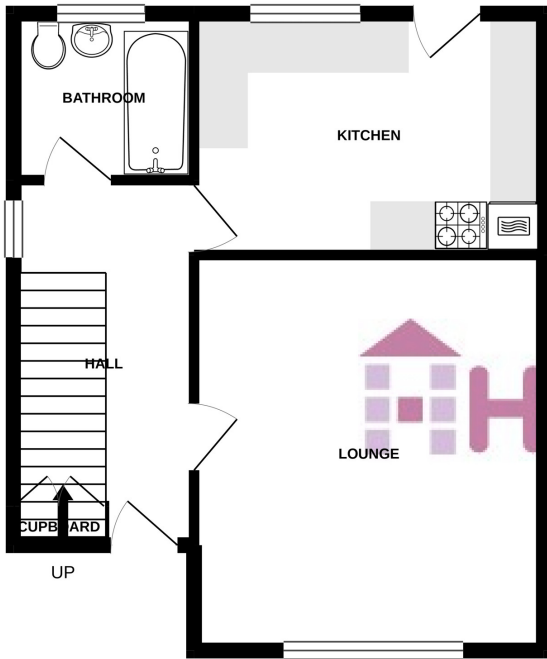




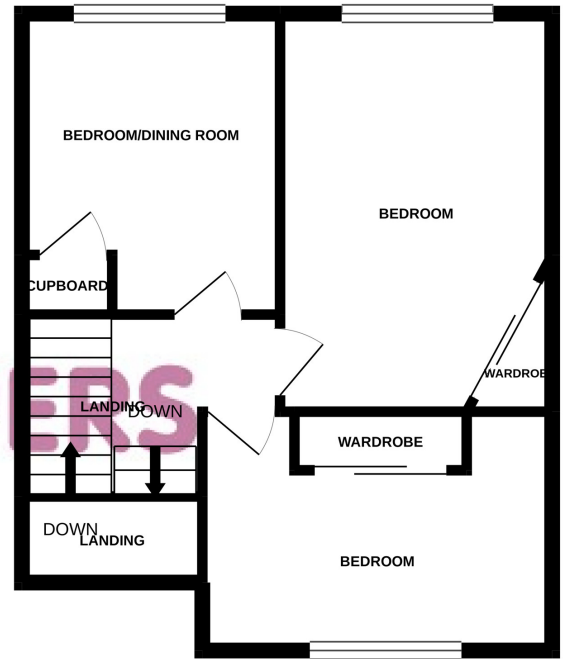
A well presented 3 bedroom semi villa in Troon. Comprising lounge, kitchen, bathroom and 3 bedrooms. With off street parking, garage and front & rear gardens. Well presented and with neutral decor throughout.



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



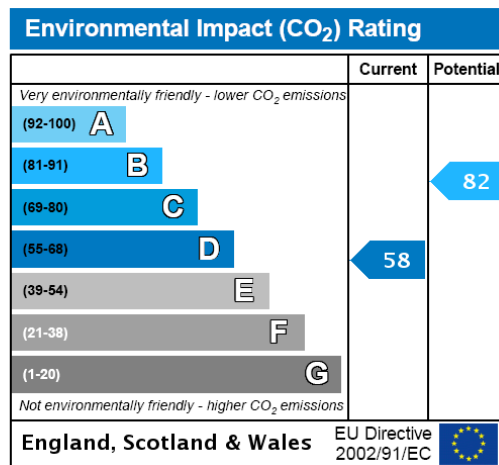
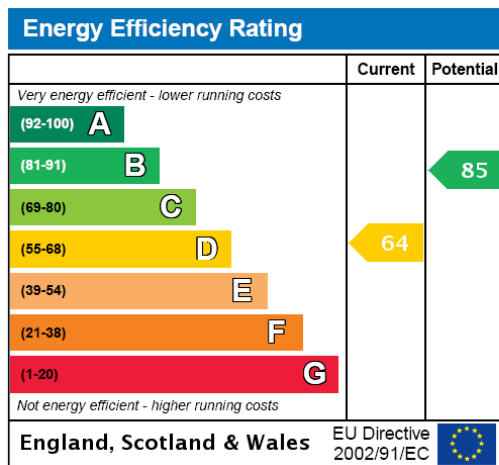
1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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9 West Grove, Troon, KA10 7BG

Hoppers Estate Agency is delighted to market this 3 bedroom semi detached villa in Troon. Comprising lounge, kitchen, 3 bedrooms and bathroom. With long driveway for off street parking, front & rear gardens, garage, greenhouse & garden shed, GCH and double glazing. The property is in move-in condition and is well presented with neutral décor throughout. We anticipate it will appeal to a variety of purchasers, in particular first time buyers.

West Grove is a quiet cul-de-sac in a popular area. There are good local amenities, and Troon's main shopping area and beach are only a short drive away. For those with children Muirhead and Struthers Primary Schools and Marr College are a short walk away along with recreational spaces.

On entrance is a welcoming hallway which leads to the kitchen at the rear. The kitchen contains wooden wall and base units providing ample storage and worktop space as well as integrated oven, hob and hood. The lounge is a bright, front facing room; spacious with fitted carpet and neutral decor. Also on the ground floor is a family bathroom, with white, larger sized suite and shower over bath.

On the upper floor are 3 bedrooms. Bedrooms 1 & 2 are both spacious doubles, one front and one rear facing and both with fitted storage. Bedroom 3, a rear facing double with storage cupboard, is currently in use as a dining room/study.

Externally the grounds are well proportioned and maintained. The front is gated, with large driveway for multiple cars leading to garage, and neat front garden mainly laid to ornamental stones and monoblock. The rear is a fully enclosed, South facing garden with central lawn, patio and mature trees and bushes surrounding creating an element of privacy.

DIMENSIONS

Lounge: 13'1x15'3 approx.

Kitchen: 13'3x8'7 approx.

Bathroom: 6'9x6'2 approx.

Bedroom 1: 13'0x10'4 approx.

Bedroom 2: 10'7x14'11 approx.

Bedroom 3: 9'8x11'3 approx.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency.



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