



Flat 4 Portland Court, 111 Portland Street, Troon



Situated within the recently completed quality development at Portland Court comprising 18 two bedroom flats and two penthouses Flat Number 4 occupies the ground floor right overlooking the courtyard. It offers secure entry accommodation within a private development close to all the amenities Troon has to offer just a short walk of the beach. Not having been previously occupied the entire flat is in new condition.

Number 4 has a spacious lounge with a bay window overlooking the courtyard. A semi open plan kitchen has high quality Alno kitchen units with Bosch appliances; comprising gas hob, electric oven, cooker hood, washer/dryer and fridge freezer; complemented with Porcelanosa tiles. The lounge is fully carpeted and the kitchen has a quality laminate wood floor matching the wooden worktops.

The carpeted master double bedroom has built in double wardrobes with mirrored doors and an ensuite shower room with quality shower cubicle and white sanitary ware. The second double bedroom is also carpeted throughout and has fitted wardrobes with mirrored doors.

The family bathroom is carpeted and has Porcelanosa tiles with quality Laufen Pro white bath, handbasin and wc. The hallway is also carpeted and has three good sized storage cupboards. The flat has double glazing throughout, gas central heating and a Premier Guarantee.

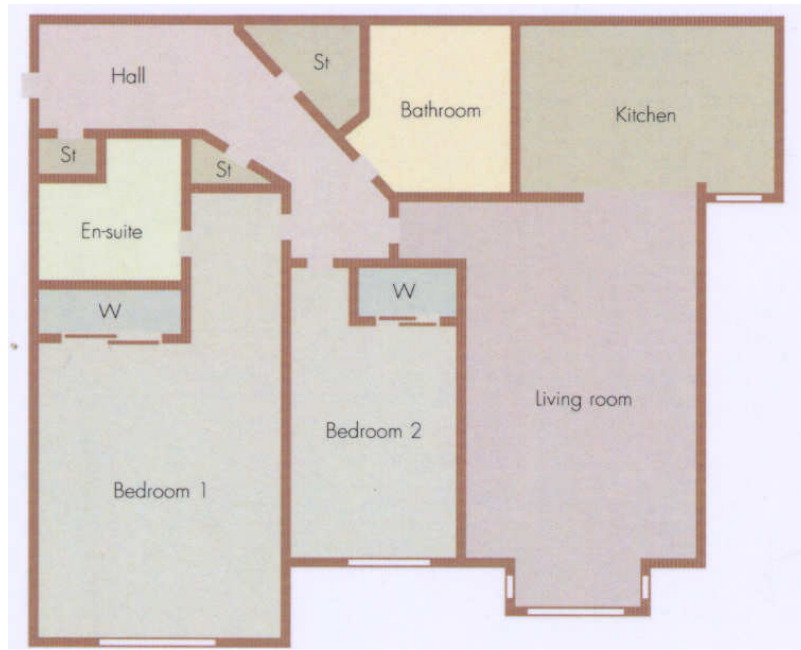
Entry to the flat is by secure door entry system and the surrounding landscaped gardens are communal. Each flat has a dedicated car parking space.

The town of Troon is ideally situated on the Ayrshire coast with good road links to Glasgow by way of the A77/M77. The railway station is located within 200 metres of the development with travel time to Glasgow by train being 40 minutes. Prestwick Airport is located 4 miles away with regular scheduled flights throughout Britain, Ireland and Europe. Social amenities in the area include an extensive marina, good beaches with excellent wind surfing opportunities, hill walking and of course golf for which Troon is famous with no less than six golf courses within the town.

Offers over £159,000



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<i>Lounge</i>	<i>20'6" x 14'4"</i>
<i>Kitchen</i>	<i>12'5" x 6'9"</i>
<i>Bedroom 1</i>	<i>20'8" x 10'1"</i>
<i>En-Suite (into shower recess)</i>	<i>7'2" x 6'2"</i>
<i>Bedroom 2</i>	<i>13'1" x 8'10"</i>
<i>Bathroom</i>	<i>6'10" x 6'9"</i>

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These details are believed to be correct however accuracy is not guaranteed nor can they be regarded as part of any contract. All measurements and distances are approximate.