



For Sale:

2 Bedroom  
End Terrace Villa

Offers in Excess of £105,000

17  
Burnfoot Avenue  
Troon  
KA10 6RF

For more information contact:

01292 288222  
office@donaldross.co.uk

[www.donaldross.co.uk](http://www.donaldross.co.uk)



DONALD  
**ROSS**  
RESIDENTIAL  
PASSIONATE ABOUT PROPERTY



# 17, Burnfoot Avenue, Troon, KA10 6RF

Donald Ross Residential are delighted to offer to the market this charming two bedroom end terrace villa with open plan lounge and dining area, modern fitted kitchen and a generous garden area with detached garage in a popular residential area of Troon.

- Entrance Hall
- Lounge
- Dining Area
- Modern Fitted Kitchen
- Downstairs Shower Room
- Two Double Bedrooms
- Upstairs Shower Room
- Floored and Lined Attic
- Generous Garden Area with Garage
- Popular Residential Area

## **Council Tax**

Band C

## **Energy Efficiency Rating**

Band C

## **Viewing**

Is by appointment only which can be arranged by contacting us on:

Tel: 01292 288222

Email: [office@donaldross.co.uk](mailto:office@donaldross.co.uk)

Mon to Fri: 9am – 5:30pm

Sat: 10am – 2pm

Sun: 10am – 2pm

Offers in Excess of £105,000















A collection of magnets and notices on the left wall, including a calendar, a 'SILENT NIGHT' magnet, a 'Tom Tommies' magnet, a 'MINTHAMA AVARHITA' magnet, and various other colorful items.

A built-in oven and a Samsung washing machine integrated into the white cabinetry on the left side of the kitchen.

The main kitchen area featuring white upper and lower cabinets, a wooden countertop, a black and white checkered backsplash, a sink with a faucet, a coffee machine, a knife block, and a dishwasher.

A wooden door on the right side of the kitchen, featuring a small framed picture of a cat and a white light switch.





















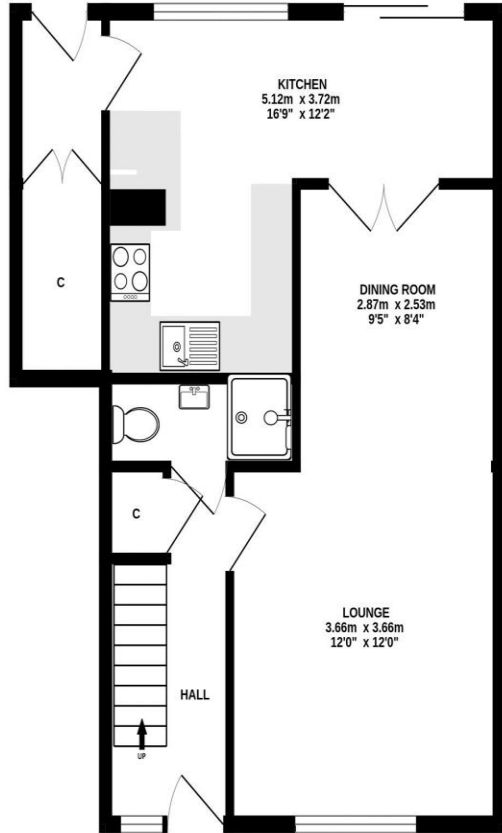




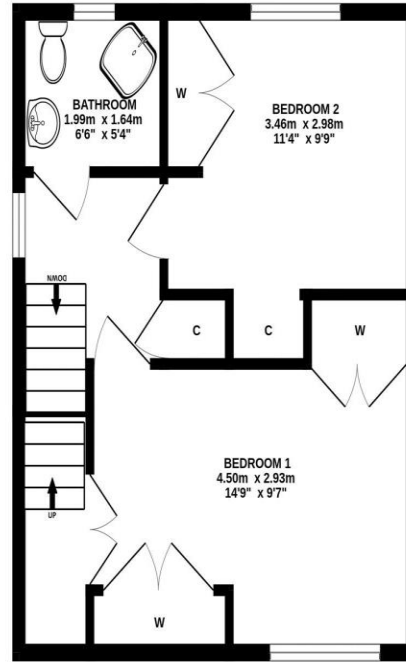


# Gross Internal Floor Size 83 m<sup>2</sup>

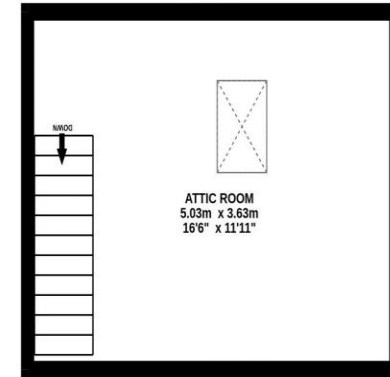
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

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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