

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£140,000

42 Laity Road, Troon, TR14 9EL



- TWO BEDROOM COTTAGE
- REQUIRES REFURBISHMENT
- GAS CENTRAL HEATING
- LOUNGE/DINER
- SHOWER ROOM/WC
- GARDENS FRONT AND REAR
- OFF ROAD PARKING
- OUTSKIRTS OF VILLAGE

A Two Bedroom Mid Terraced Cottage located on the outskirts of the village of Troon with its local shopping facilities, school and amenities. National shopping, Mainline Railway station and secondary schooling can be found a short distance away in Camborne. The property is in need of refurbishment to most areas, particularly the kitchen and shower room/wc, but offers potential to the right purchaser. There is currently off road parking for one vehicle but this could be extended. There are gardens to both front and rear and the property is warmed by gas central heating and is double glazed where stated. The accommodation briefly comprises of: - Entrance Porch, Lounge/Dining Room, Kitchen, Shower Room/WC and to the first floor One Double Bedroom and One Single Bedroom. EPC: D.



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Approached via a gated pathway leading to a door opening into:-

ENTRANCE PORCH

There is a single glazed window to the front and a single glazed door opening to:-

LOUNGE/DINING ROOM

17'4" x 12'2" (5.28m x 3.71m)

There is an inglenook style fireplace, beamed ceiling, double glazed window to the front, two radiators, spiral staircase with open treads rising to the first floor and a doorway to:-

KITCHEN

12'4" x 6'11" (3.76m x 2.11m)

There a range of base and eyelevel units in need of replacement with an inset sink, space and plumbing for a washing machine, space for an upright fridge freezer, gas cooker point, double glazed window to the rear, door opening to the rear and a door to:-

SHOWER ROOM/WC

In need of refurbishment but comprising of a shower enclosure with an electric shower over, close coupled WC, pedestal mounted wash hand basin, radiator and an obscure double glazed window to the rear.

FIRST FLOOR

LANDING

There are doors to both bedrooms.

BEDROOM ONE

12'1" x 8'9" (3.68m x 2.67m)

There is a double glazed window to the front, radiator, built in wardrobe and a tongue and groove ceiling.

BEDROOM TWO

9'4" x 6'4" (2.84m x 1.93m)

There is wall mounted gas central heating boiler, built in cupboard housing the hot water cylinder, a double glazed window to the front and a tongue and groove ceiling.

OUTSIDE

FRONT GARDEN

Bounded by walling with a range of flower and shrub planting.

REAR GARDEN

There are steps from the rear leading up to the rear garden which is bounded by walling with a shed, patio area and some shrub and flower planting.

AGENTS NOTE

There is a communal access path along the rear of the terrace which serves all the properties.

ENERGY EFFICIENCY RATING

This property has been rated as D (60) with a potential rating of B (86).

