



9 WALLACEFIELD ROAD

TRON



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9 WALLACEFIELD ROAD, TROON

2 | BEDROOMS 1 | BATHROOM 2 | PUBLIC ROOMS

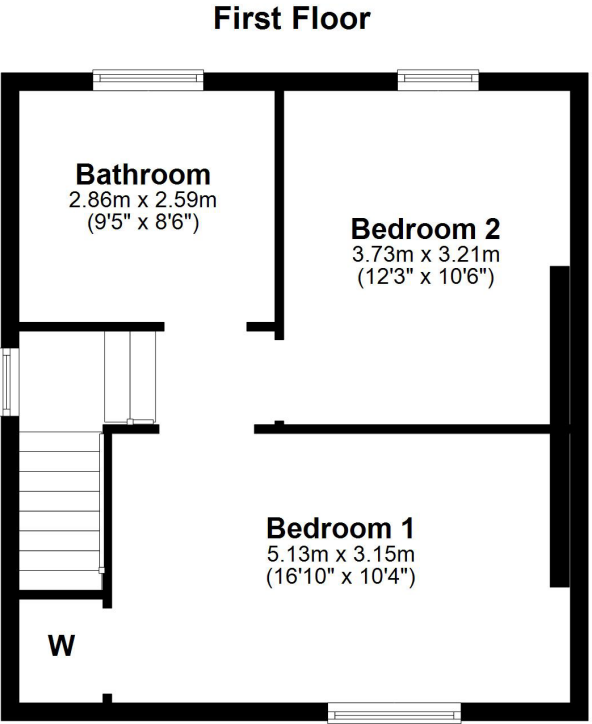
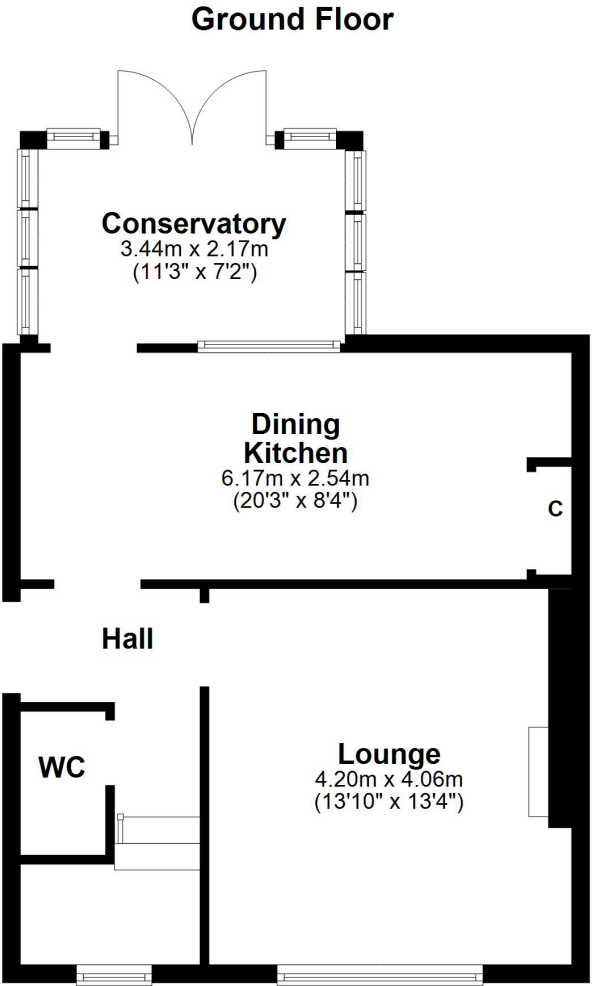
An extended two bedroom semi detached family villa in the heart of Troon, with spacious accommodation and private, landscaped garden grounds.

9 Wallacefield Road is an excellent example of a spacious semi detached family villa set within a sought-after residential area of Troon and located close to all the amenities offered by the popular seaside town, including schools, shops, restaurants, the seafront and a range of golf courses. This fantastic home has remained in the same family for over 30 years and the original three bedroom property layout has been extended with a conservatory at the rear and reconfigured to create a substantial dining kitchen and a large four piece family bathroom. There is gas central heating powered by a Worcester combi boiler, an additional downstairs W.C, a feature wood burner in the lounge and the interior is complimented by landscaped garden grounds that include a monoblock driveway and a fully enclosed rear garden.

In more detail, the accommodation extends to an entrance hallway with Karndean flooring that also extends into the spacious lounge, with a feature wood burning stove, a downstairs W.C under the stairs, a large dining kitchen with a breakfast bar and a bright conservatory with French doors leading to the rear garden. On the upper floor there are two large double bedrooms, including one with a built-in wardrobe, loft access and a four piece family bathroom suite with a separate shower cubicle.

Externally the front garden and the side of the property are laid with monoblock, creating a large driveway that allows off road parking for a number of vehicles, with decorative shrubs. There is gated access at the side round to a fully enclosed rear garden with a garden shed, lawn, paved pathways, decorative pebbles and shrubs. There is a disconnected power cable that also runs towards the garden shed.





Local Area

Troon is a popular seaside town with a range of local amenities, including schools, supermarkets, restaurants and bars, transport links to Glasgow and beyond, shops and leisure facilities. Further amenities can be found in the nearby towns of Ayr, Kilmarnock and Irvine, with road and rail networks linking to all three.

TR1437 | Sat Nav: 9 Wallacefield Road, Troon, KA10 6PL

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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