



**56 WILSON AVENUE**  
TROON

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A charming detached bungalow in a first class location, backing onto woodland and presented in very good order with generous room proportions, good sized gardens and attached garage.**

Number 56 is an impressive detached bungalow suited to a variety of potential purchasers including the family market and those clients seeking all on the level accommodation without compromising on space. The property has been extensively upgraded and modernised by the current owners and boasts an extensive loft space which offers excellent development potential subject to any appropriate consents.

Benefits and features include a flexible layout, generous room proportions throughout, a modern fitted kitchen, predominant double glazing, neutral decoration and gas central heating with a 'Vaillant' boiler housed in the garage. The loft space is currently split into two sections and accessed via a pull down ladder in the cloaks area.

In summary the accommodation extends to, a vestibule, broad and welcoming L-shaped reception hallway with cloaks area off, front facing lounge room with shallow bay window, dining room/bedroom 3, modern fitted kitchen with useful utility room off, two further double bedrooms and three piece bathroom.

Externally the property is set within established, mature gardens predominantly to the rear which are predominantly laid to lawn with well stocked shrubbery borders, seasonal plants and gate access to the rear woodland. The front garden is laid to low maintenance red whin chips with decorative borders. To the side of the property is a driveway providing off street parking and culminating in the attached garage.

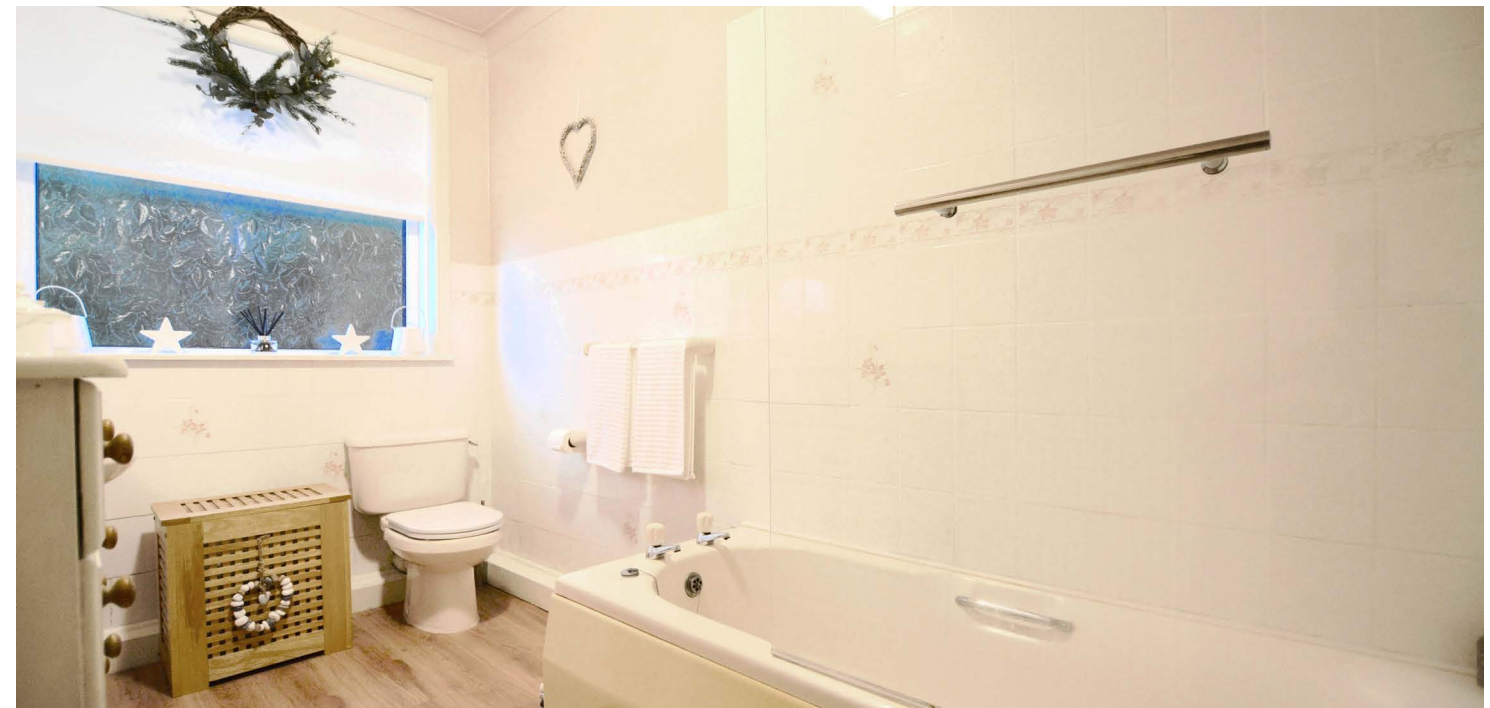




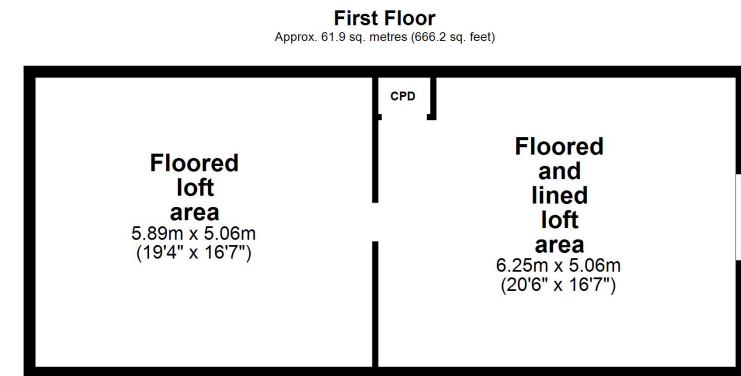
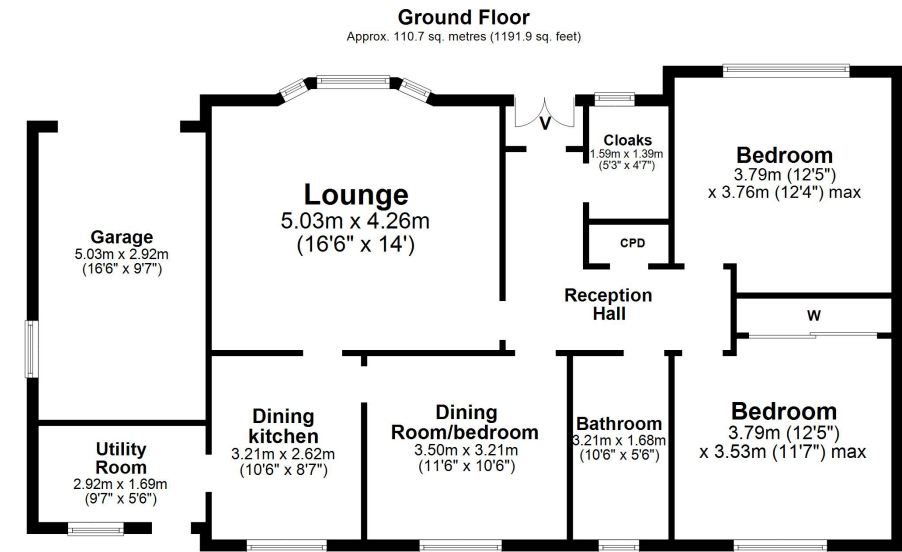












The property enjoys an enviable position at one end of Wilson Avenue backing onto woodland and enjoying a high level of privacy. Wilson Avenue is a wonderful area in which to reside being a short distance from Troon's three municipal golf courses and a host of local amenities including shops and excellent schooling with Marr College within walking distance. This peaceful, sought after locale is home to a variety of bungalows and villas which enjoy generous plot sizes around two miles from the centre of Troon.

**TR1484** | Sat Nav: 56 Wilson Avenue, Troon, KA10 7AJ

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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

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