



13A FULLARTON DRIVE
TROON

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A charming traditional first floor conversion of a detached villa presented in excellent decorative order with private driveway, garage and lovely garden within one of Troon's best locations.

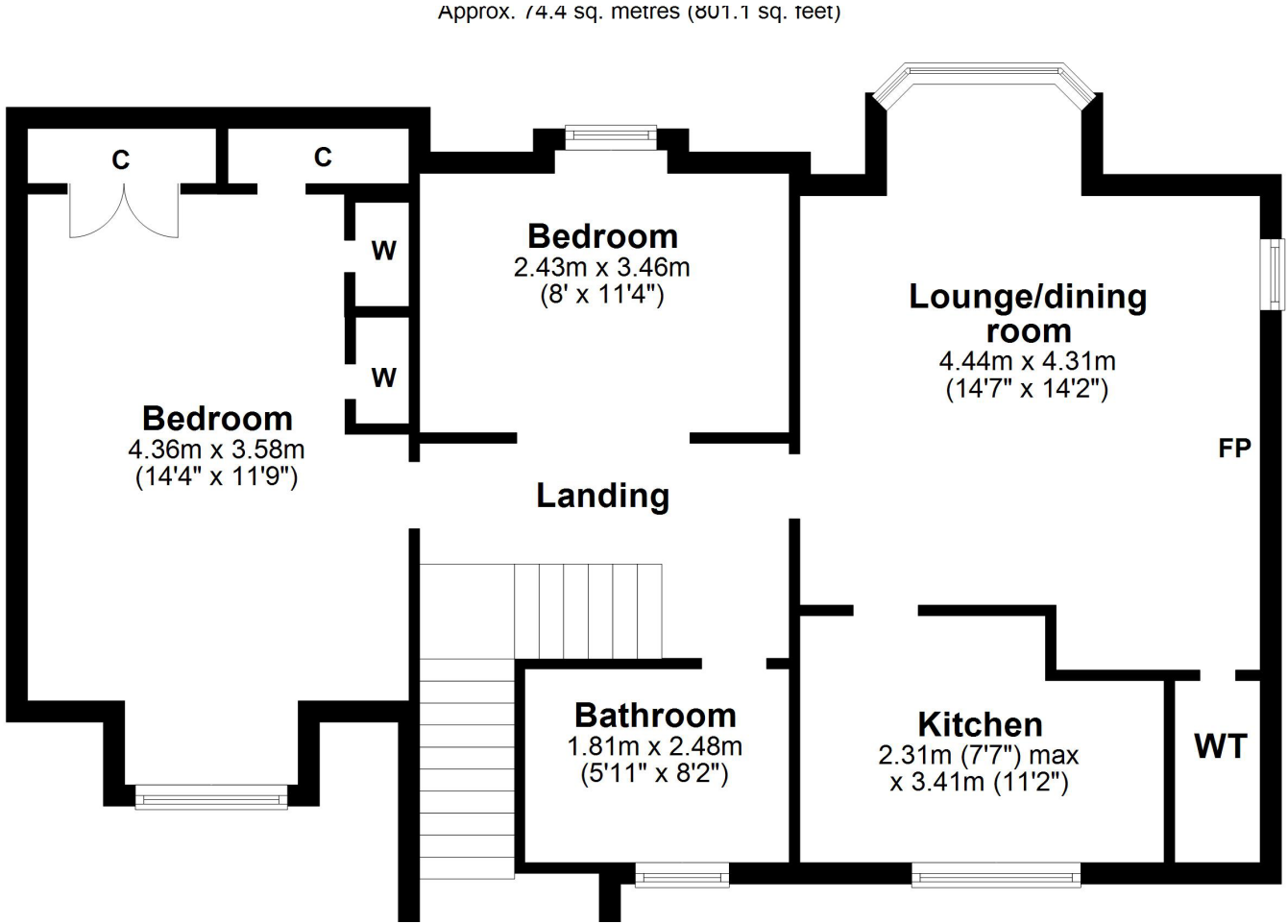
Number 13A represents a rare opportunity to acquire a lovely home within a highly sought after residential address close to the town centre, railway station and seafront. From the lounge/dining room and second bedroom there are pleasant views over the common green to the front.

The property will suit a wide range of purchasers with features and benefits including a modern fitted kitchen, quality sanitary ware, gas central heating, double glazing and neutral decoration.

In summary the accommodation extends to a lower vestibule, upper landing, lounge/dining room with bay window (fitted window seat and feature fireplace), modern fitted kitchen, two bedrooms and three piece bathroom. The master bedroom has extensive fitted wardrobes and cupboard space.

Externally there is a private driveway laid to decorative red whin chips which culminates in the detached garage (20' x 8'4) with power, lighting and courtesy door to the side. The enclosed rear garden is predominantly laid to lawn with shrubbery borders, water feature, several fruit trees, patio areas and summerhouse with power.





Fullarton Drive has long been regarded as one of Troon's premier and most sought after addresses within close to proximity to the town centre and and therefore benefiting from a wide range amenities including a mainline rail link to Ayr and Glasgow. In addition the property is located within walking distance of five golf courses including Royal Troon, regular host to the Open Championship. The beach is close by and there is ease of access to the A77/M77 linking to Glasgow and surrounding areas.

TR1486 | Sat Nav: 13A Fullarton Drive, Troon, KA10 6LE

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



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