



47 OTTOLINE DRIVE
TROON

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4 | BEDROOMS

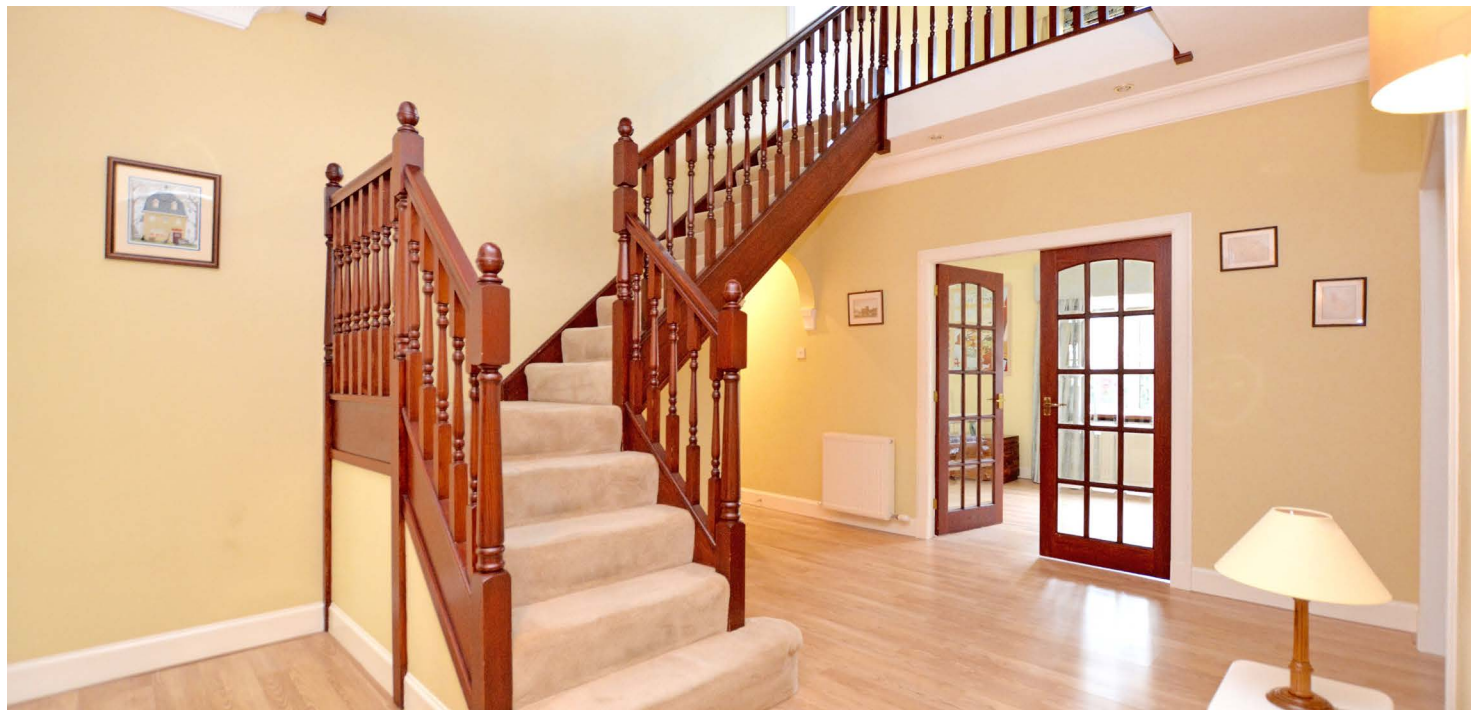
3 | BATHROOMS

5 | PUBLIC ROOMS

An impressive detached villa with a spacious, flexible layout set in generous, landscaped gardens and enjoying a lovely woodland backdrop in one of Troon's premier residential addresses.

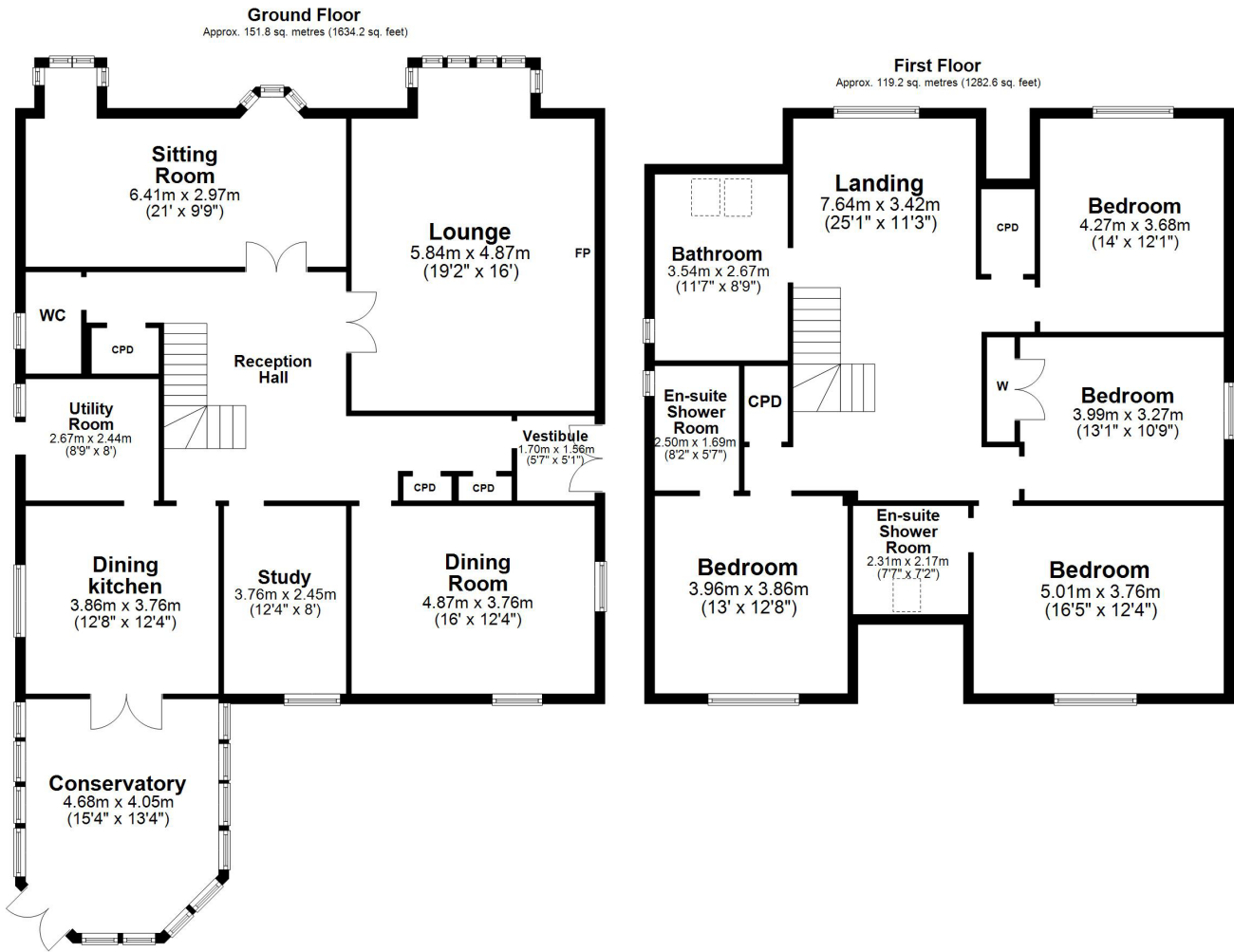
Number 47 is a visually stunning detached villa comprising of 9 principle apartments with a well proportioned layout over two levels perfectly suited to the family market. The property is presented in excellent decorative order and includes a number of contemporary finishes including a modern fitted dining kitchen (Granite work tops, white goods and Range cooker), double glazing, extensive storage, quality sanitary ware, gas central heating, alarm system and neutral decoration.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway with fitted cupboards and cloaks/wc off, front facing formal lounge with feature fire, sitting room, dining room, study, dining sized kitchen with double doors to the conservatory and a utility room. Upstairs there is a large landing, four double bedrooms and a family bathroom. Two of the bedrooms benefit from three piece en-suite shower rooms. Externally the gardens have been hard landscaped and enjoy a wooded back drop creating a high level of privacy. The property is approached via a long driveway providing space for several vehicles and culminating in the attached garage (40' x 11"). The front garden has an area of lawn, mature trees and shrubbery border. The fully enclosed rear garden is predominantly laid to lawn with a substantial deck accessed from the conservatory and perfect for entertaining.









The property is set back from the road within generous, well maintained gardens with a lovely woodland backdrop in one of Troon's premier addresses within close proximity to local amenities including shops and schooling while the town centre is around two miles distant. Troon provides a comprehensive range of amenities and transport links including excellent road and rail connections to Ayr and Glasgow.

TR1502 | Sat Nav: 47 Ottoline drive, Troon KA10 7FN

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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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