



**9B DORNAL DRIVE**

TROON

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

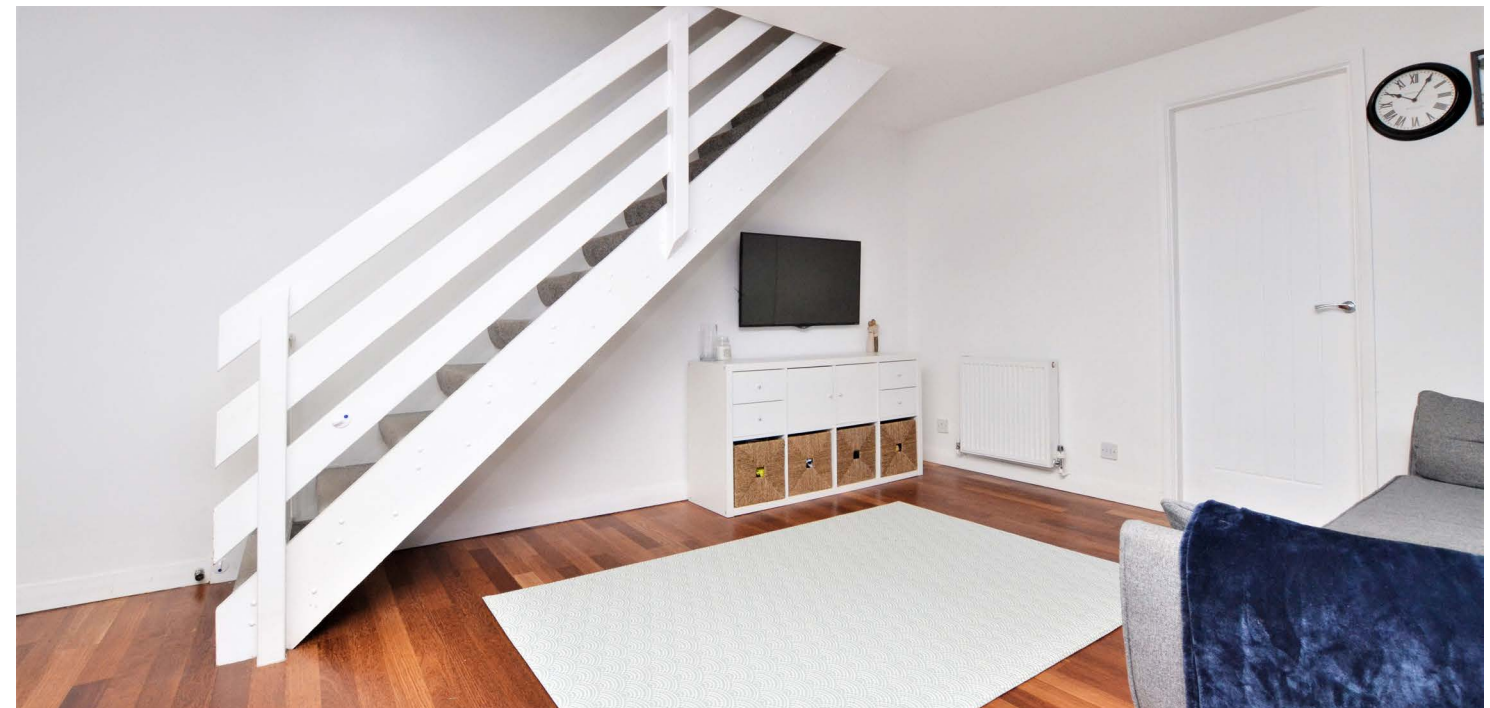
**An immaculately presented and spacious semi detached family home, ideally situated close to excellent schools and local amenities, with private landscaped gardens, off road parking and an attached garage.**

Dornal Drive is a quiet and popular residential area of Troon, situated just off Deveron Road, with local bus links, shops, excellent schools, the seafront, mainline rail links and other amenities all within close proximity. Number 9b is a beautifully presented example of a spacious semi detached villa, which will appeal to a range of potential buyers, including families and first time buyers. There is gas central heating, double glazing and the tastefully decorated and modern interior is complimented by a driveway and lawned area to the front, private landscaped gardens to the rear and a large attached garage that extends the length of the property, which could be used to extend the current accommodation subject to the normal planning consents.

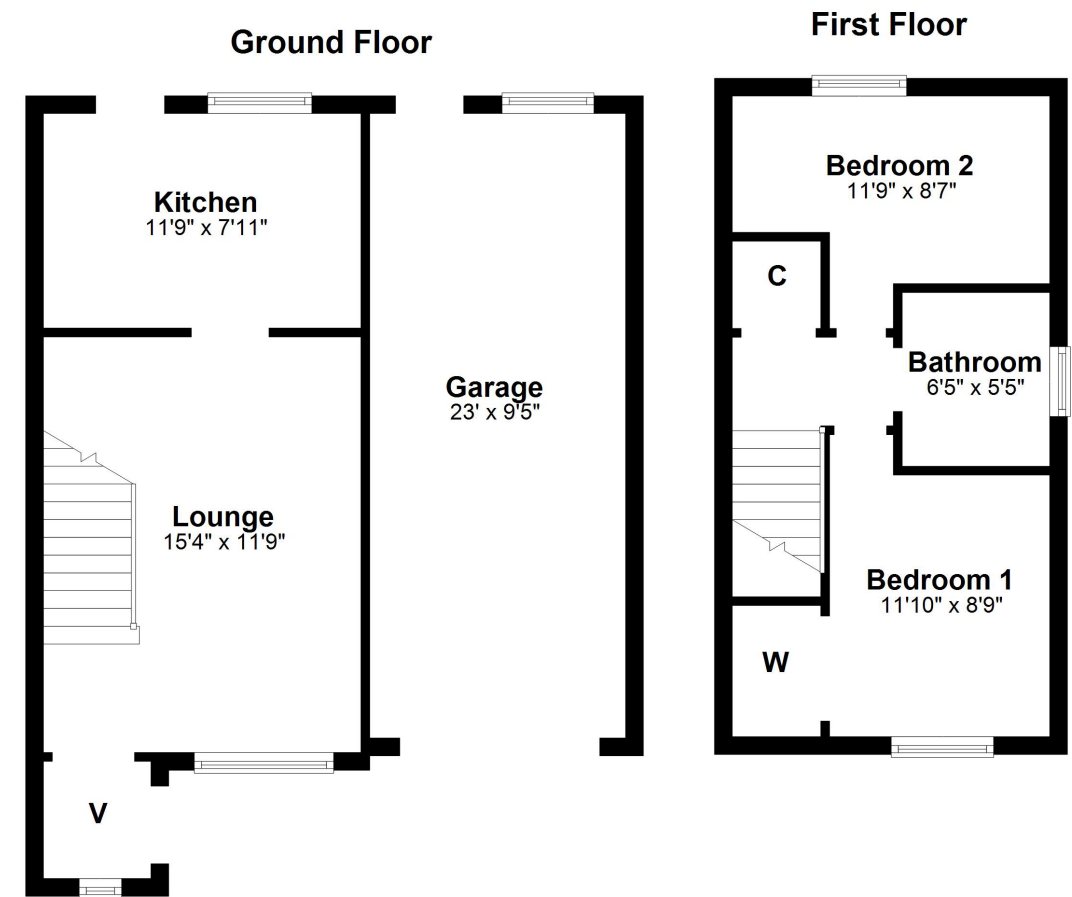
In more detail, the internal accommodation extends to an entrance vestibule leading through to a spacious lounge and a separate modern fitted kitchen with a door out to the rear garden. On the upper floor there is a modern fitted bathroom suite with a shower over the bath, loft access for additional storage, a storage cupboard off the landing and two bedrooms, including one with fitted mirrored wardrobes.

Externally the front garden is laid mainly with lawn, with paved pathways and a driveway leading to the garage, which has an up-and-over door and separate doorway. The rear garden is fully enclosed, with a raised lawn area, a paved patio, decorative bark and paved pathways.









Dornal Drive is located in the ever popular Meadowgreen development and is situated just over two miles away from Troon town centre. It is zoned for Struthers Primary School and Marr College and Troon has a wide range of local amenities including restaurants, cafes, shopping and excellent public transport. In addition there is an extensive range of recreational facilities, such as the world famous Royal Troon Golf Course, the seafront, the promenade and the yacht marina. There is a mainline rail link for Ayr and Glasgow and the A77/M77 provides easy access to Ayr, Kilmarnock, Glasgow and surrounding districts.

TR1189 | Sat Nav: 9B Dornal Drive, Troon, KA10 7JZ

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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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