



**23A MORVEN DRIVE**  
TROON

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A beautifully presented semi detached bungalow with a luxury modern interior and gorgeous garden grounds, nestled within a first class address at the heart of the popular seaside town of Troon.**

Morven Drive is a sought-after address within Troon, just walking distance from the town centre, the train station, excellent schooling and the seafront. Number 23a is a stunning example of a semi detached bungalow that offers a wealth of recently renovated ground floor accommodation that can be extended into the attic space if required, subject to local planning consents. There are quality floor coverings, luxury fittings throughout and the interior is complimented by gorgeous landscaped garden grounds to both the front and rear.

In more detail, the internal accommodation extends to an entrance vestibule leading to a hallway with loft access, a spacious lounge to the rear that leads through to a modern fitted kitchen, with a door to the rear garden, a large, bright bay-windowed double bedroom/ public room to the front, two further bedrooms and a luxury fitted bathroom suite. There is also an attached brick store that currently houses the boiler.

Externally there are hard-landscaped gardens to the front, with a mixture of decorative paved pathways and pebbles. There is access at the side round to a fully enclosed rear garden with a manicured lawn, a garden shed, paved pathways, mature and well-stocked shrub borders and decorative plants.



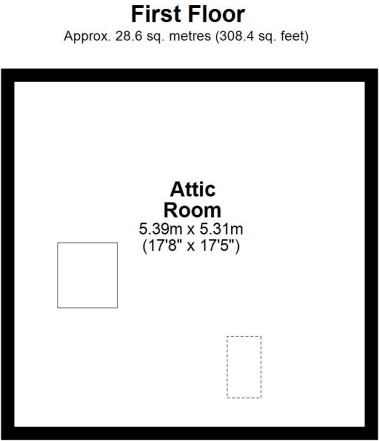
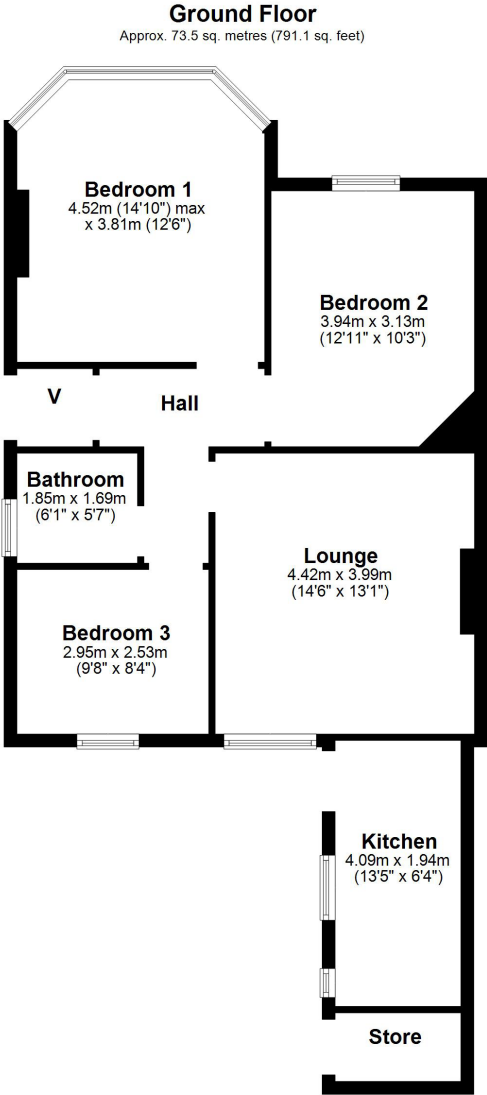












Morven Drive is a fantastic residential location within close proximity to the town centre, various golf courses, the seafront and railway station. Troon town centre provides a range of boutique shops, restaurants and bars while there are regular trains to both Ayr and Glasgow. In addition there is a thriving yacht Marina and Royal Troon golf club is around 1 mile distant.

**TR1509** | Sat Nav: 23A Morven Drive, Troon, KA10 6NQ

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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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