



**36 HUNTER CRESCENT**  
TROON

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**4 | BEDROOMS**

**2 | BATHROOMS**

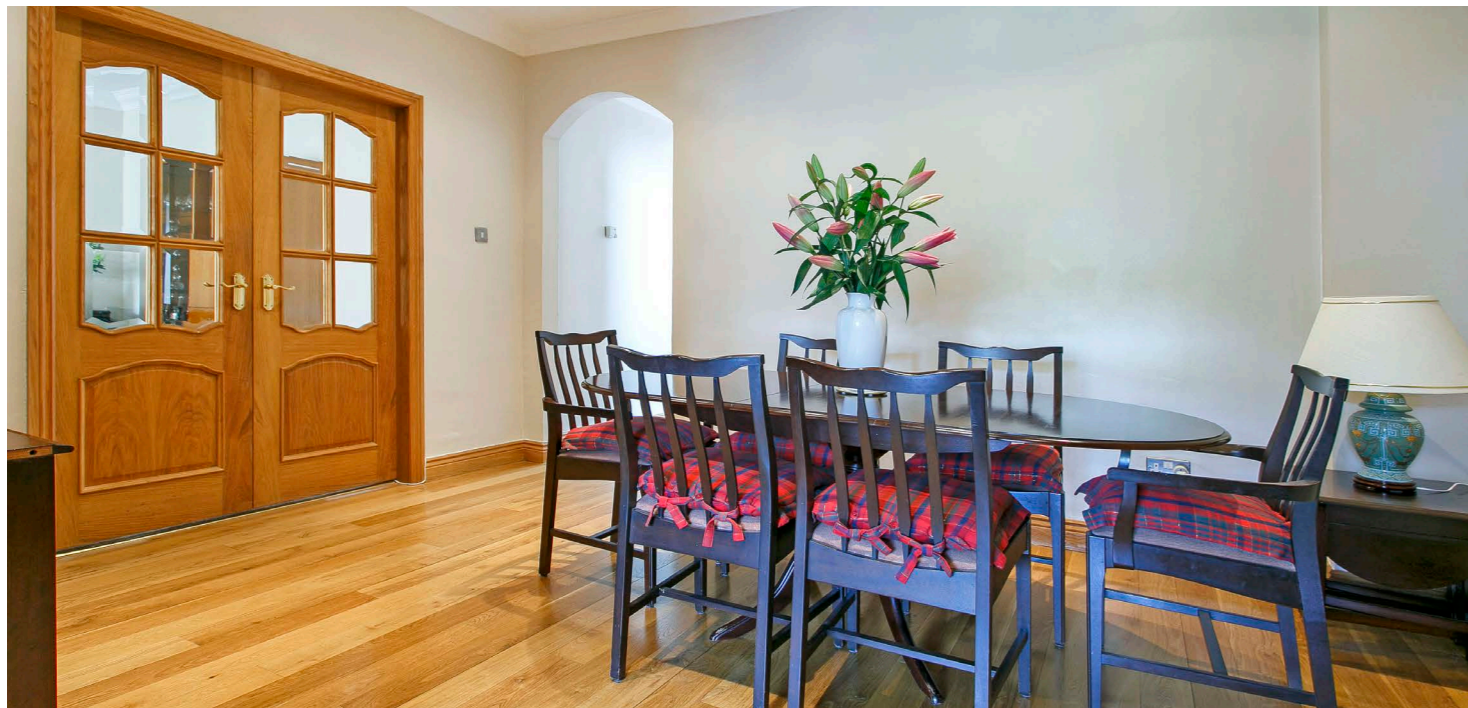
**3 | PUBLIC ROOMS**

**A beautifully presented and extended family home in a first class residential address within the popular seaside town of Troon, offering ample and flexible extended accommodation, generous south west facing garden grounds and an integral garage.**

36 Hunter Crescent offers to the market an excellent example of a semi-detached villa that will appeal to a range of purchasers, with flexible, extended family living space and a wealth of accommodation across two floors. There are two large downstairs bedrooms, including one with an incredible en suite bathroom, two further bedrooms on the upper floor, an extended kitchen with a separate utility and a large extended lounge at the rear leading to a conservatory. The spacious interior is complimented with off road parking to the front, an integral garage and generous garden grounds to the rear, which have excellent privacy and a south west aspect. Hunter Crescent not only provides a wonderful and quiet tree-lined address, but is also ideally positioned for access to all the amenities offered by Troon and swift commuting to Glasgow.

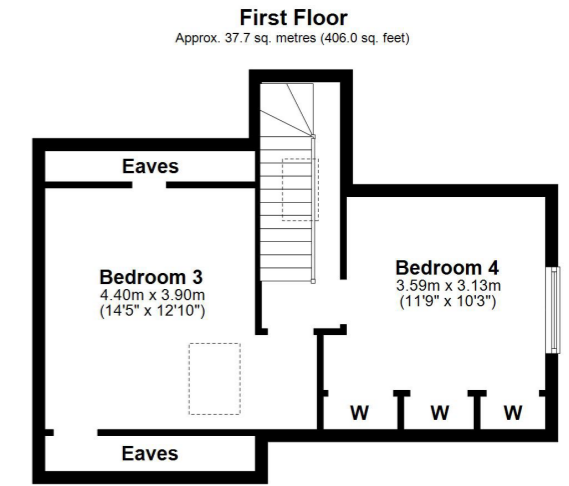
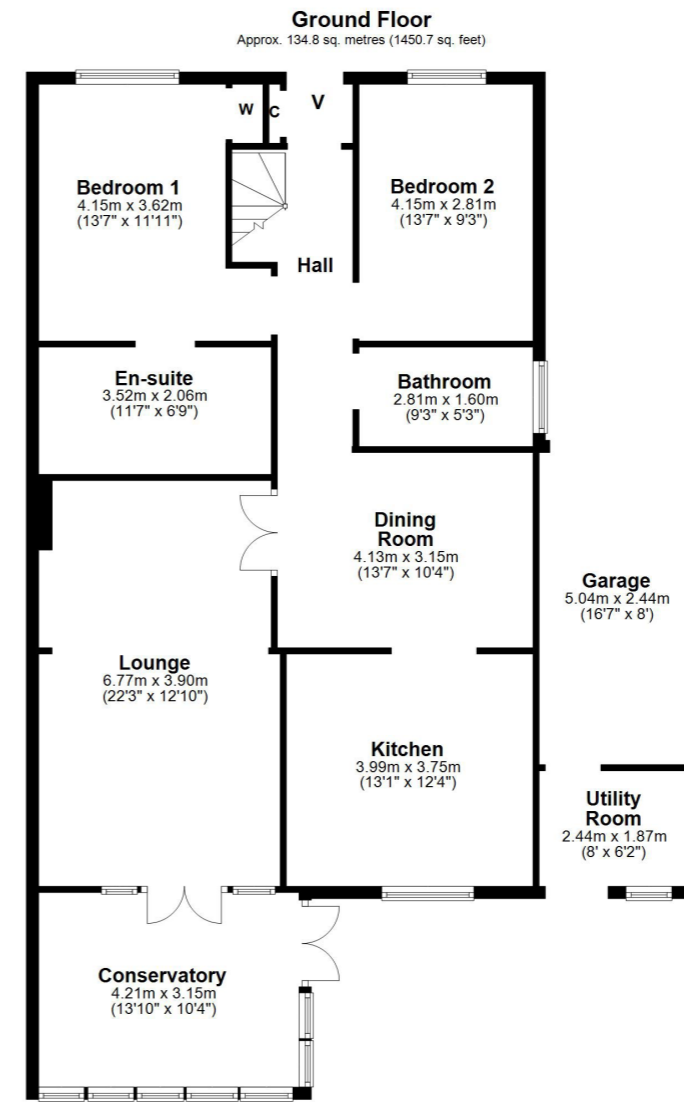
In more detail, the internal accommodation extends to an entrance vestibule, a welcoming hallway, a spacious lounge that has been extended at the rear that leads into a conservatory, a dining room open plan into a modern fitted kitchen, a separate utility room with a door to the garden and also into the integral garage, a fitted family bathroom suite and two downstairs bedrooms, including one with a large four piece en suite bathroom. On the upper floor there a further two double bedrooms.

Externally the property is set within generous and mature gardens, with an array of shrubs and hard and soft landscaping. There is a monoblock driveway that leads to an integral garage at the side. There is a large garden to the rear, with a south west facing aspect, with a delightful array of decorative landscaping.









Troon town centre has a comprehensive range of retail shopping, transport and recreational facilities. The area is renowned for its championship golf course at Royal Troon and Troon Marina serves the needs of those with water sports interests. For the commuter there is a mainline railway station and the recently enhanced A77 provides access to Glasgow and the central belt. Prestwick International Airport has regular flights to a variety of destinations throughout Europe.

TR1529 | Sat Nav: 36 Hunter Crescent, Troon, KA10 7AH

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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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YOUR FUTURE



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