



3 OLD STATION WYND TROON

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A beautifully presented modern detached villa set in well tended, westerly facing gardens within close proximity to Troon town centre, Marr College and the railway station.

Number 3 is a modern detached villa ideally suited to the family market with an excellent level of fixture and finish throughout. The property is presented in walk-in condition with benefits including a modern fitted kitchen with integrated appliances, matching utility room, quality sanitary ware, fitted wardrobes/cupboard space in two of the three bedrooms, gas central heating with a 'Worcester' boiler, double glazing and neutral decoration. Potential purchasers should note there is planning permission granted to convert the garage to further living accommodation if required.

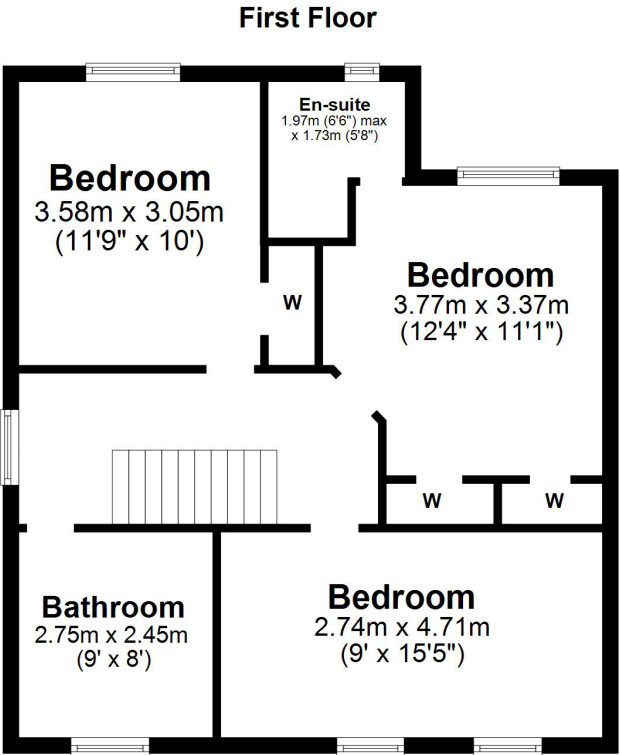
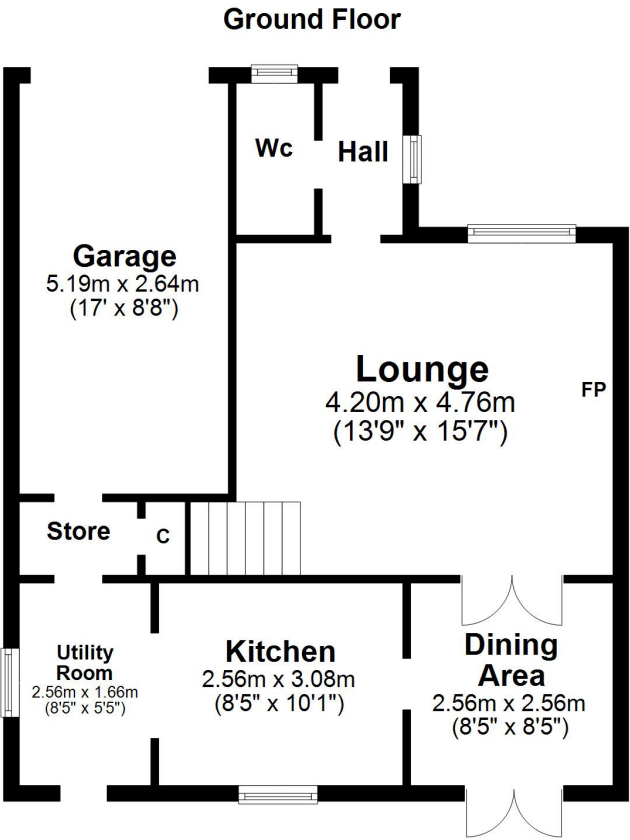
In summary the accommodation extends to, on the ground floor, a vestibule with two piece wc off, front facing lounge room, dining room semi open plan to the fitted kitchen which in turn has access to the utility room. Off the utility room is a walk in cupboard housing the boiler and door to the garage (this could be converted to create further living space if preferred). Upstairs there are three well proportioned double bedrooms including a master with three piece en-suite shower room. Completing the accommodation is a luxury four piece family bathroom.

Externally the front garden is laid to lawn with shrubbery border and driveway culminating in the integral garage. The fully enclosed rear garden is laid to areas of lawn with well stocked shrubbery borders and patio areas. Included in the sale will be two garden sheds.









Old Station Wynd is a select and highly sought after residential development by Dawn Homes located in a fantastic location within close proximity to a wide range of amenities including the town centre, various golf courses, Marr College and the railway station linking south to Ayr and north to Glasgow. A relatively traffic free residential development there is also a private residents gate into Marr College.

TR1540 | Sat Nav: 3 Old Station Wynd, Troon, KA10 6RR

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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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