



**45 CAMPBELL DRIVE**  
**TROON**

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c o r u m



**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A beautifully presented modern semi-detached villa set in generous, predominantly lawned gardens within a quiet residential address close to a wide range of amenities.**

Number 45 is an immaculate modern semi-detached villa suited to a variety of purchasers and providing benefits including a modern fitted kitchen, quality floor coverings, generous cupboard space, fitted wardrobes in the master bedroom, luxury three piece bathroom, triple glazing and gas central heating.

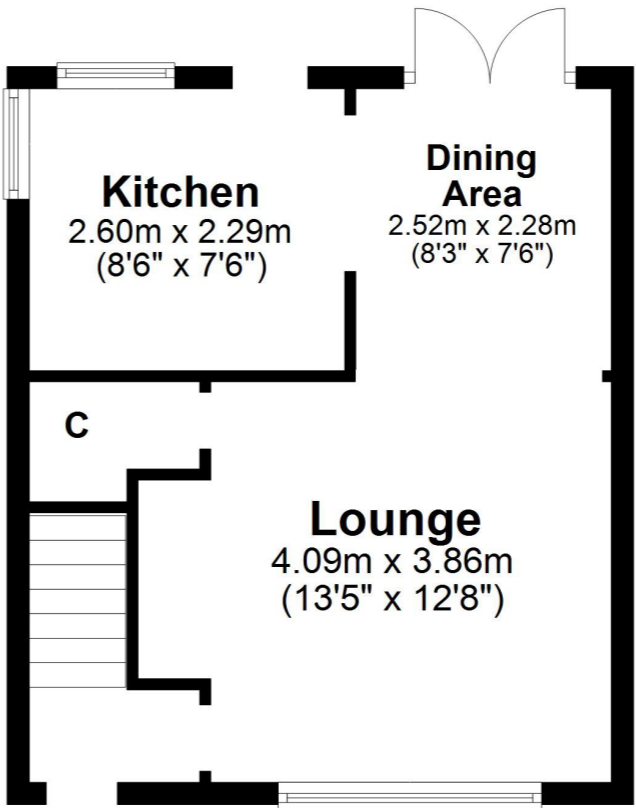
In summary the accommodation extends to, on the ground floor, an entrance vestibule, front facing lounge room semi open plan to the dining room and fitted kitchen with door to the rear garden. Upstairs there three bedrooms and a three piece bathroom. The loft space is accessed via a hatch in the inner upper hallway.

Externally the front garden is laid to lawn with surrounding shrubbery border with a driveway to the side. The fully enclosed rear garden is predominantly lawned with shrubbery borders and raised deck accessed from the kitchen and dining room. Included in the sale will be the garden shed.

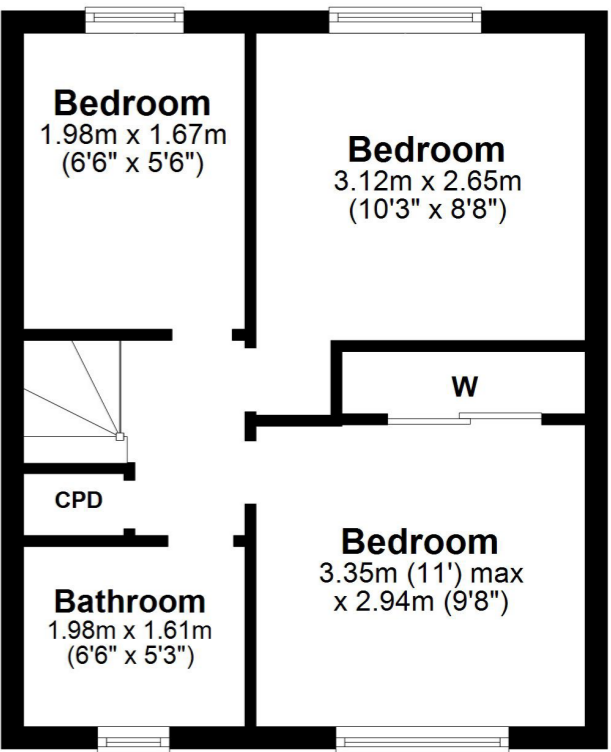




Ground Floor



First Floor



Campbell Drive is a popular residential address comprising of similarly styled bungalows and villas by messrs Lynch homes and well placed for a range of local amenities. Troon town centre is less than one mile distant and provides supermarket and retail shopping and recreational facilities. For the commuter there are first class road and rail links to Glasgow.

TR1542 | Sat Nav: 45 Campbell Drive, Troon, KA10 6XE

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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