



87A DUNDONALD ROAD
TROON

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c o r u m



4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

An impressive modern detached villa perfectly suited to the family market with south facing gardens and within close proximity to the town centre and railway station

tNumber 87A is a modern detached villa constructed in approximately 2001 by the current owners with a spacious, flexible layout arranged over two levels. The property represents a rare opportunity to acquire a well proportioned home within close proximity to a wide range of amenities including the Troon municipal golf courses, the railway station and town centre.

Features and benefits include a modern fitted kitchen with useful utility room off, luxury sanitary ware, quality floor coverings, hardwood finishes including doors and skirtings, double glazing, extensive wardrobe/storage space, neutral decoration and gas central heating.

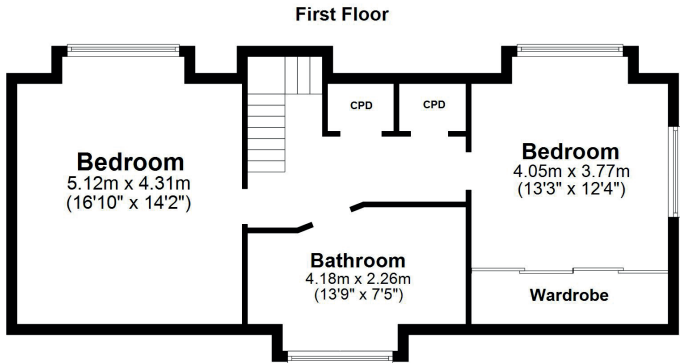
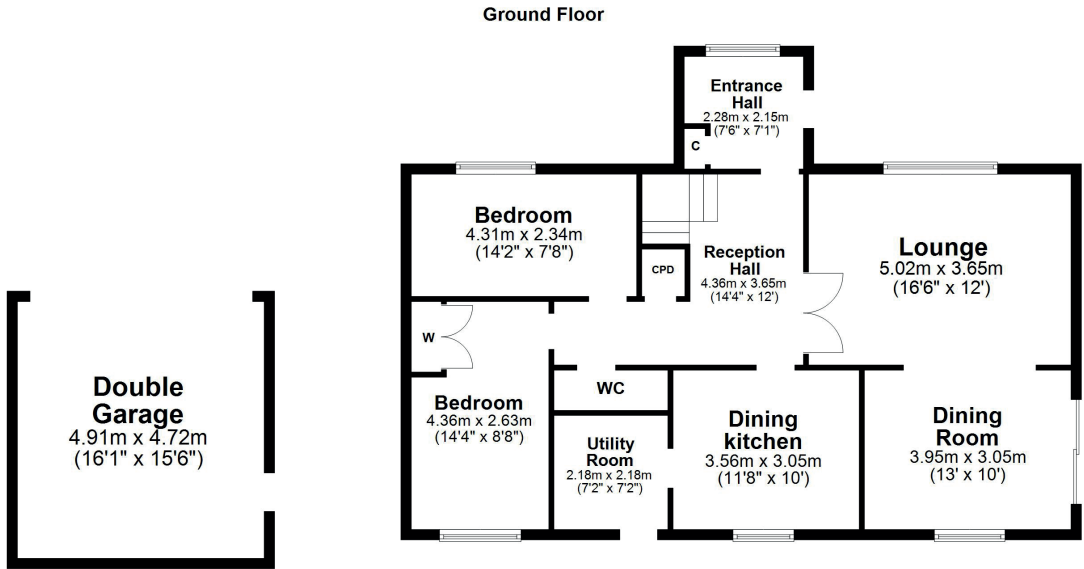
In summary the accommodation extends to, on the ground floor, an entrance hall, broad and welcoming reception hallway, front facing lounge semi open plan to the dining room, fitted kitchen with utility room off, two bedrooms and two piece wc. Upstairs there is a spacious upper landing, two well proportioned double bedrooms and a four piece bathroom with Spa bath.

Externally the front garden is laid to low maintenance block paving. The fully enclosed side garden is south facing and laid to lawn with a decked patio area and well stocked shrubbery borders. Included in the sale will be the timber shed. To the other side there is a detached double garage with driveway parking to the front.









The property enjoys an exceptionally private position off the main Dundonald Road which is an extremely convenient location for a wide range of local amenities including the railway station, local shops, schooling and various golf courses. Troon town centre is within close proximity and provides a comprehensive range of amenities including supermarket and retail shopping, cafes, bars and restaurants. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

TR1727 | Sat Nav: 87a Dundonald Road, Troon, KA10 7AA

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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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