



**32 WEST CRESCENT**  
TROON

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A substantial semi-detached villa which has been extended and provides excellent family sized accommodation with driveway parking and generous gardens.**

Number 32 enjoys a superb position within a quiet residential address adjacent to a common green and close to local shops and schooling. The property has been extended and is an excellent proposition for the family market with spacious accommodation over two levels. Benefits include a modern fitted kitchen and three piece bathroom, wood burning stove in the family room, generous wardrobe/storage space, double glazing and gas central heating.

In summary the accommodation extends to, on the ground floor, a vestibule, reception hall, front facing 24' lounge/dining room, kitchen, family room and two piece wc. Upstairs there are three well proportioned bedrooms and a three piece bathroom.

Externally there is driveway parking to the front for several vehicles. To the side there is a chipped border, raised planting beds and patio area. The rear garden is predominantly laid to lawn with decked patio area accessed from both the lounge/dining room and family room. Included in the sale will be the garden shed.





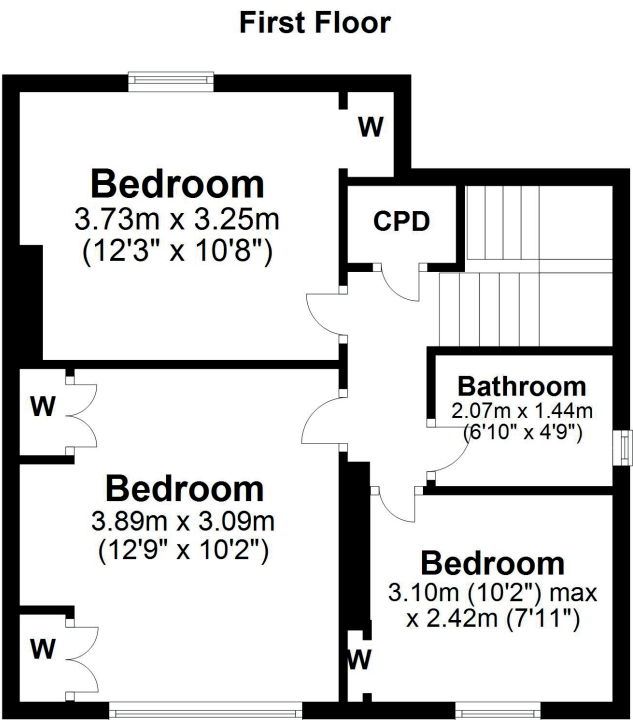
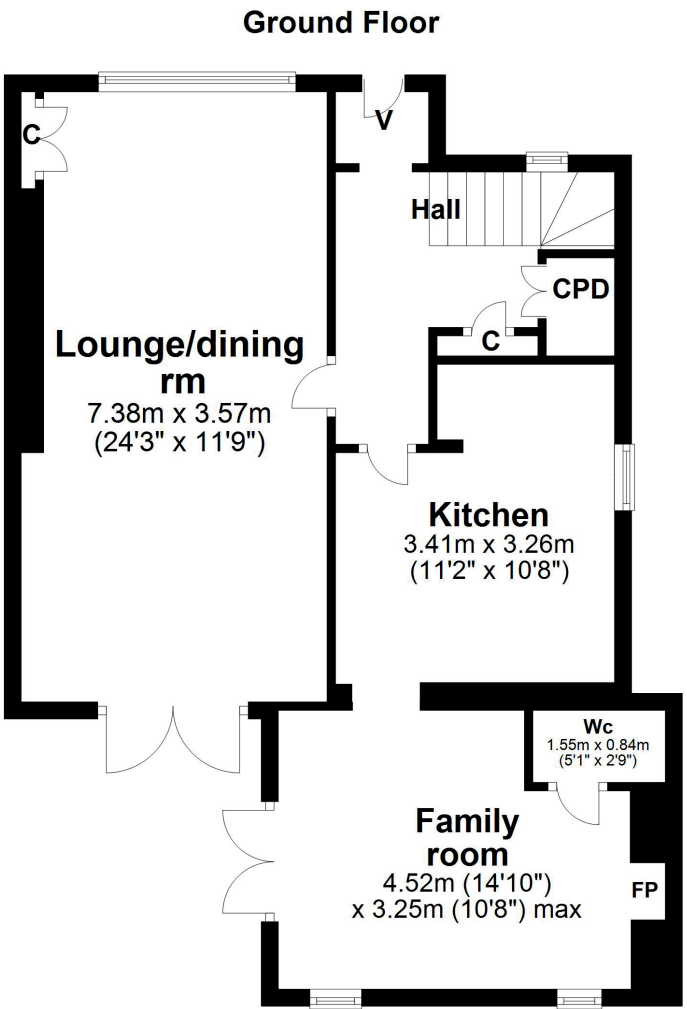












West Crescent is a relatively traffic free residential address close to a range of local amenities including excellent schooling and shops. Troon town centre is around one mile distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

**TR1930** | Sat Nav: 32 West Crescent, Troon, KA10 7BJ

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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