



**4 MORVEN CRESCENT**  
TROON

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**3 | BEDROOMS**

**3 | BATHROOMS**

**3 | PUBLIC ROOMS**

**A traditional extended semi-detached bungalow with a lovely outlook over the common green and well stocked westerly facing gardens perfectly positioned adjacent to the town centre.**

Number 4 is an impressive and immediately appealing traditional semi-detached bungalow with deceptively spacious accommodation suited to a variety of potential purchasers including families and particularly those clients seeking predominantly all on the level living without compromising on space. The property is offered to the market for the first time in approximately 40 years and has been further enhanced by the addition of an annexe extension with own door entry to the side.

The property is presented in good condition and includes a number of retained period features. In addition there are modern finishes including a bespoke fitted kitchen, quality sanitary ware, neutral decoration, double glazing and gas central heating.

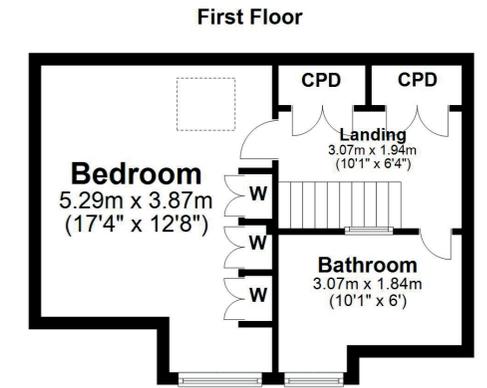
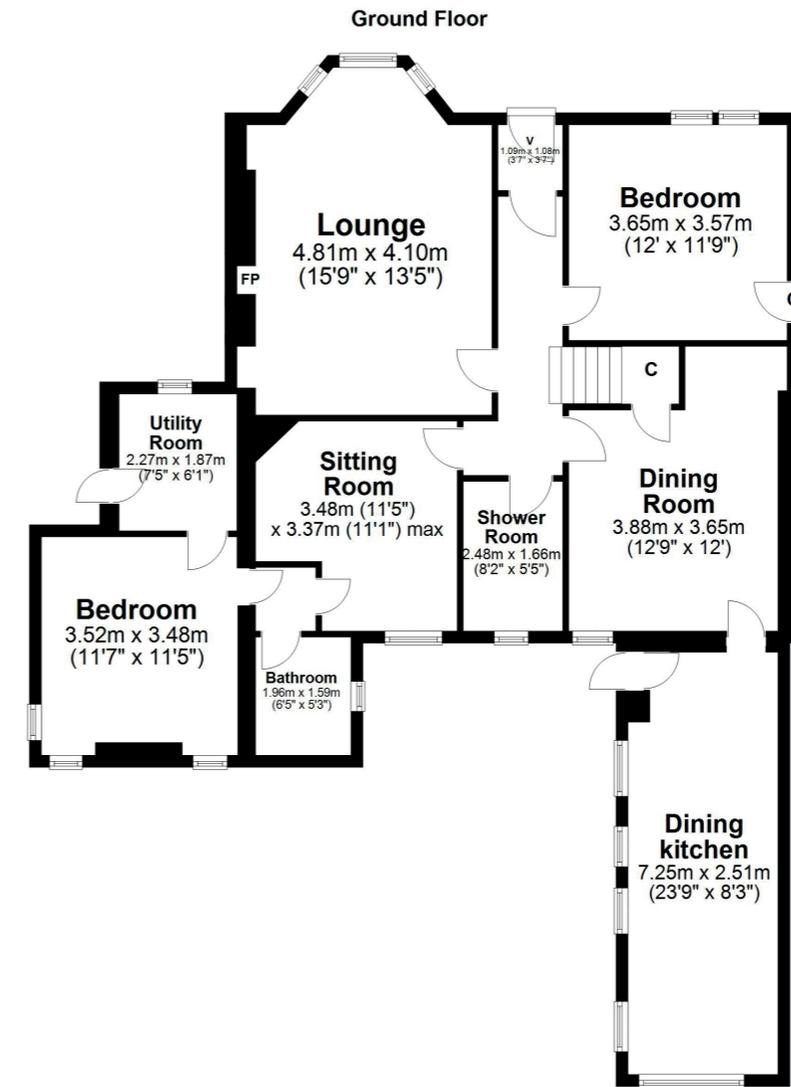
In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, front facing bay windowed lounge with feature Limestone fireplace and recessed display, fitted kitchen with space for dining, dining room, sitting room, two double bedrooms, utility room, three piece tiled bathroom and three piece shower room. Upstairs there is a spacious landing with extensive fitted cupboard space, further double bedroom with fitted wardrobe/ cupboard space and tiled three piece bathroom.

The front garden is laid to decorative chips with shrubbery borders and block paved driveway. The fully enclosed rear garden is a credit to the current owners with well stocked shrubbery borders with a variety of seasonal plants, shrubs and mature trees, artificial lawn, decorative patio area, garden shed and high quality greenhouse.









Morven Crescent is a fantastic residential location within close proximity to the town centre, various golf courses, the seafront and railway station. Troon town centre provides a range of boutique shops, restaurants and bars while there are regular trains to both Ayr and Glasgow. For families there are highly regarded primary and secondary schools close by. In addition there is a thriving yacht Marina and Royal Troon golf club is around one mile distant.

TR1957 | Sat Nav: 4 Morven Crescent, Troon, KA10 6ND

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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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