



**14 YORKE ROAD**  
TROON

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**An immaculate modern detached chalet bungalow extending to 5 principle apartments with a stylish, flexible layout and south facing gardens all within close proximity to the seafront and railway station.**

Number 14 Yorke Road is a rarely available detached chalet bungalow presented in excellent decorative order and suited to a variety of potential purchasers including both the family market and those clients seeking predominantly all on the level accommodation.

The layout is both stylish and flexible with either the dining room or living room having the option to be used as downstairs bedrooms if required. Internally modern finishes include a quality fitted kitchen with integrated appliances, luxury sanitary ware including a four piece bathroom and three piece shower room, gas central heating with a 'Worcester' boiler housed in the utility room and fresh decoration.

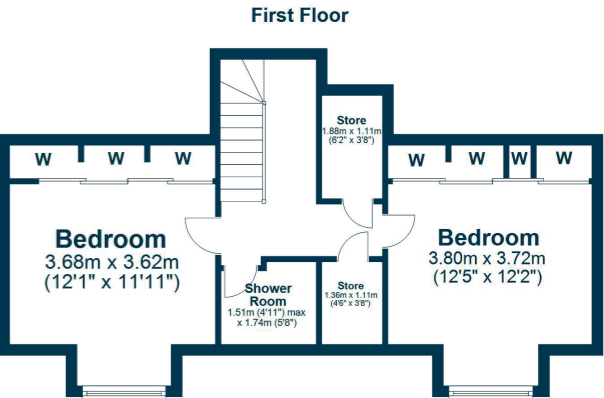
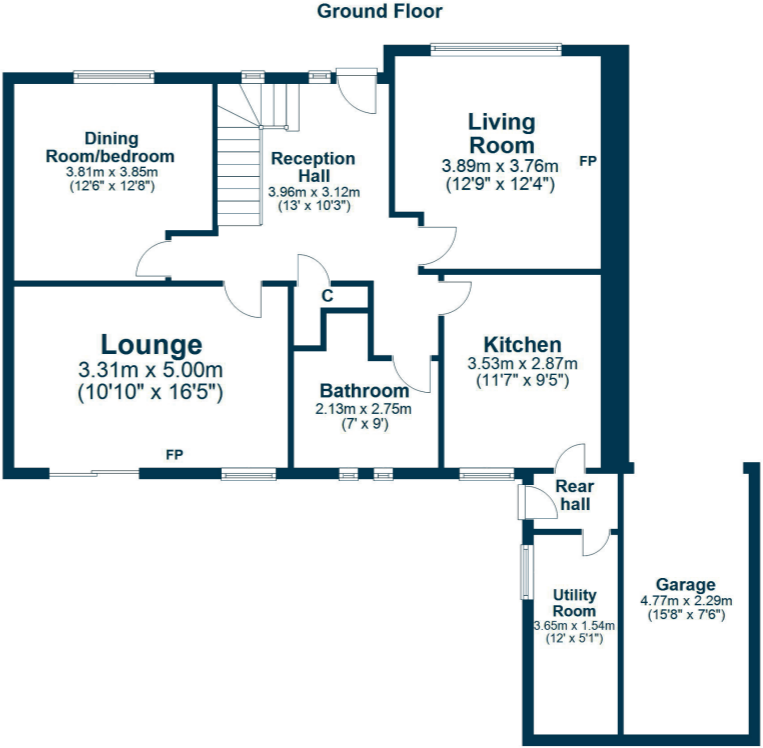
In summary the accommodation extends to, on the ground floor, a broad and welcoming reception hallway, lounge with sliding doors to the rear garden, dining room/bedroom 3, living room/bedroom 4, kitchen with fitted breakfast bar, four piece bathroom, utility room and rear hall. Upstairs there are two further well proportioned bedrooms (both with extensive fitted wardrobes), three piece shower room and two walk in stores.

Externally there are low maintenance gardens to the front and rear. To the front there is driveway parking for several vehicles and well stocked shrubbery borders. The fully enclosed, south facing rear garden is predominantly laid to decorative chips with patio area and shrubbery borders with seasonal plants and shrubs. Included in the sale will be the garden shed and greenhouse.









Yorke Road is a relatively traffic free and extremely sought after residential address linking Bentinck Drive and Fullarton Drive and therefore perfectly placed for the seafront, town centre, railway station and Royal Troon Golf Club. Troon town centre provides a wide range of amenities including supermarket and retail shopping and both primary and secondary schooling. For the commuter there is a mainline rail link to Ayr and Glasgow.

TR1999 | Sat Nav: 14 Yorke Road, Troon, KA10 6LB

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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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