



**12 CAMPBELL DRIVE**  
TROON

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A charming modern detached bungalow particularly suited to clients looking for all on the level accommodation set in well tended gardens within a quiet residential address.**

Number 12 is a modern detached bungalow which has been lovingly cared for and maintained by the long standing owner. The property provides a flexible, all on the level layout in excellent decorative order suited to a variety of purchasers with benefits including a fitted kitchen, quality three piece shower room, double glazing, neutral decoration and gas central heating with an 'Ideal' boiler located in the kitchen.

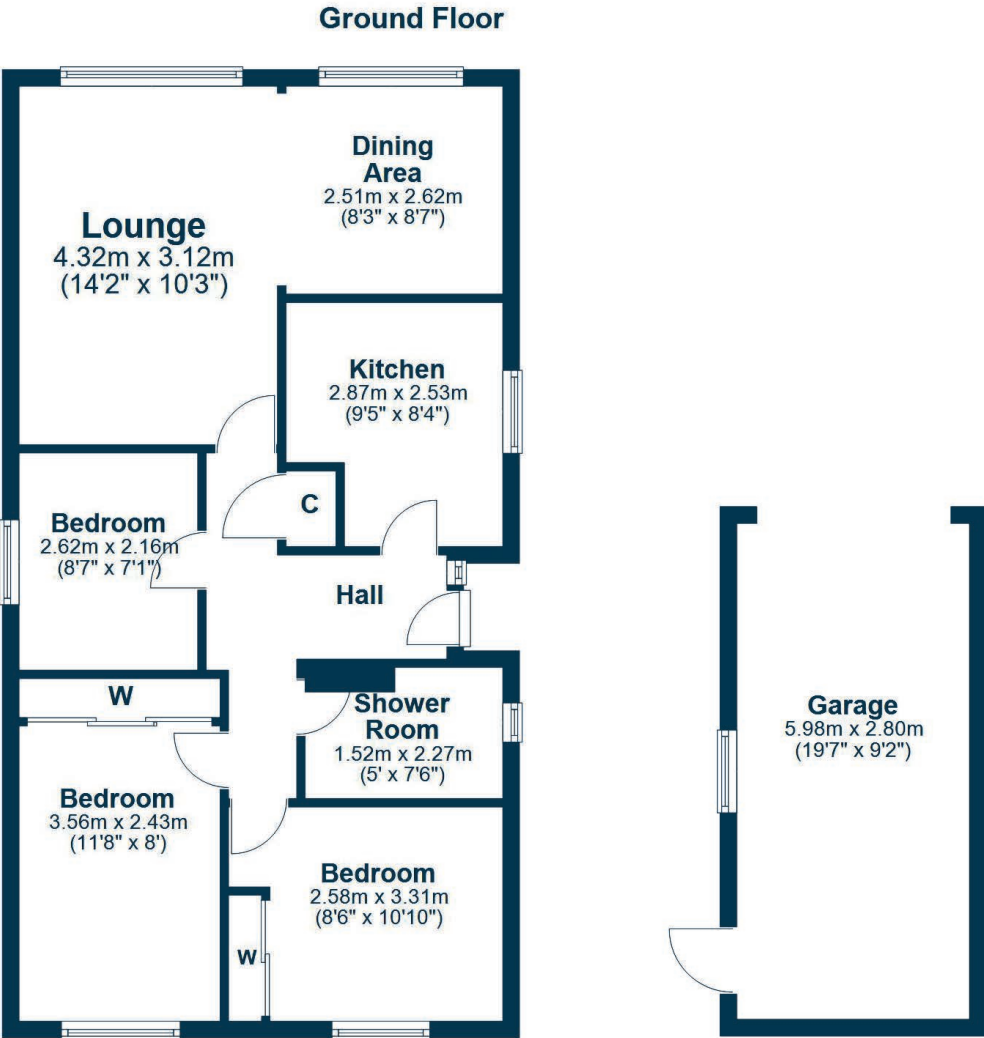
In summary the accommodation extends to a reception hallway with storage cupboard off, front facing lounge room open plan to the dining area, fitted kitchen, three bedrooms (two with fitted wardrobes) and three piece shower room. The loft space is accessed via a hatch in the inner hallway.

Externally the front garden is laid to lawn with shrubbery borders. There is a long driveway to the side culminating in the detached brick built garage with power, lighting and courtesy door to the side. The rear garden is predominantly lawned with shrubbery borders and patio area.









Campbell Drive is a popular residential address comprising of similarly styled bungalows and villas built by messrs Lynch homes and well placed for a wide 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 and surrounding areas.

**TR2013** | Sat Nav: 12 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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Corum Troon  
29 Portland Street, Troon, KA10 6AA

**Tel:** 01292 310 010

**Email:** [troon@corumproperty.co.uk](mailto:troon@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)