



**2 EGLINTON DRIVE**  
TROON

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A traditional bungalow perfectly placed between Royal Troon Golf Club and the town centre with well proportioned all on the level accommodation and westerly facing gardens.**

Number 2 is a rarely available traditional bungalow with well tended gardens and a spacious, flexible layout of accommodation suited to a wide range of potential purchasers including the family market or those clients looking to downsize to all on the level accommodation without compromising on space.

The property has been lovingly cared for and very well maintained by the current long term owners and provides generous room proportions and scope for development of the loft space subject to any appropriate planning consents.

In summary the accommodation extends to front and rear porches, vestibule, broad and welcoming reception hallway, bay windowed lounge with feature fireplace, dining room, dining kitchen, three double bedrooms, three piece shower room and two piece wc. In addition the property has gas central heating, double glazing (apart from one small window between the kitchen and rear porch), neutral decoration and generous wardrobe/cupboard space.

Externally the gardens are immaculate with lawns, shrubbery borders, patio area and a driveway to the side culminating in the attached garage with automatic up and over door. Beyond the garage there is an enclosed courtyard. Included in the sale will be the greenhouse and there is a brick built garden store.





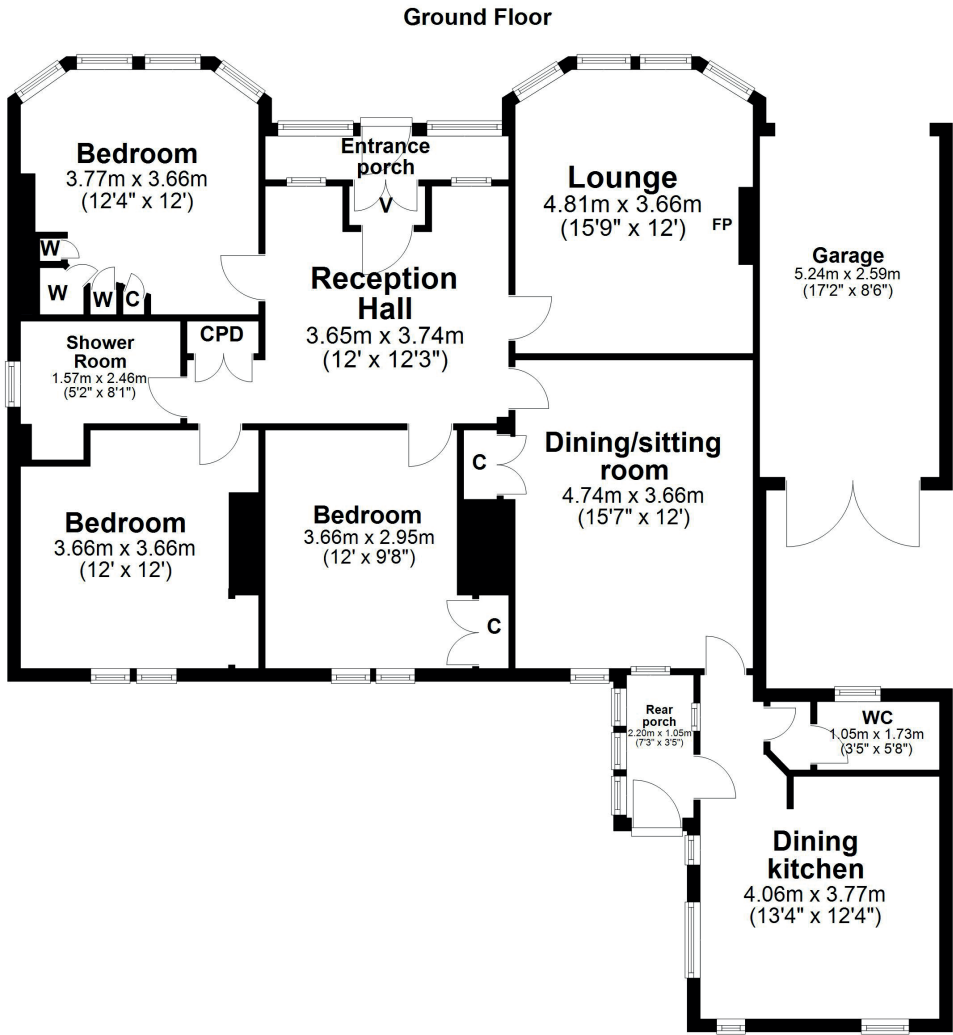












Eglinton Drive is a select row of just seven impressive bungalows running parallel to Fullarton Drive and enjoying a lovely open outlook across a grassed area with mature trees. It is a relatively traffic free address and within one of Troon's most sought after residential areas close to Royal Troon Golf Club regular host to the Open Championship most recently in 2024. The town centre is also close by and provides a range of boutique shops, restaurants, supermarket shopping, and main line rail link to Glasgow. Both primary and secondary schooling and the seafront are all within walking distance. Prestwick Airport is close by and provides flights throughout Europe.

**TR2027** | Sat Nav: 2 Eglinton Drive, Troon, KA10 6LG

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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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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)