



31 FULLARTON CRESCENT
TROON

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

A truly spacious and beautifully presented traditional detached bungalow located in one of Troon's most sought-after addresses, with ample accommodation extended into the original attic space, luxury fixtures and fittings, generous garden grounds and a detached garage.

Fullarton Crescent is first class and executive address within the popular seaside town of Troon, ideally placed close to a wealth of golf courses, mainline rail links, excellent schools and a range of shops, restaurants and leisure facilities. Number 31 is a beautifully presented traditional detached bungalow offering a remarkable amount of modern and spacious accommodation that will suit a range of buyers. There is an impressive dining kitchen, a modern shower room suite and, while the living space is predominantly all on-the-level, the property has been extended into the original loft space to create additional storage and a master bedroom with an en suite bathroom. This fantastic home is complemented by generous garden grounds that extend across this magnificent plot, with off road parking and the addition of a detached single garage at the side.

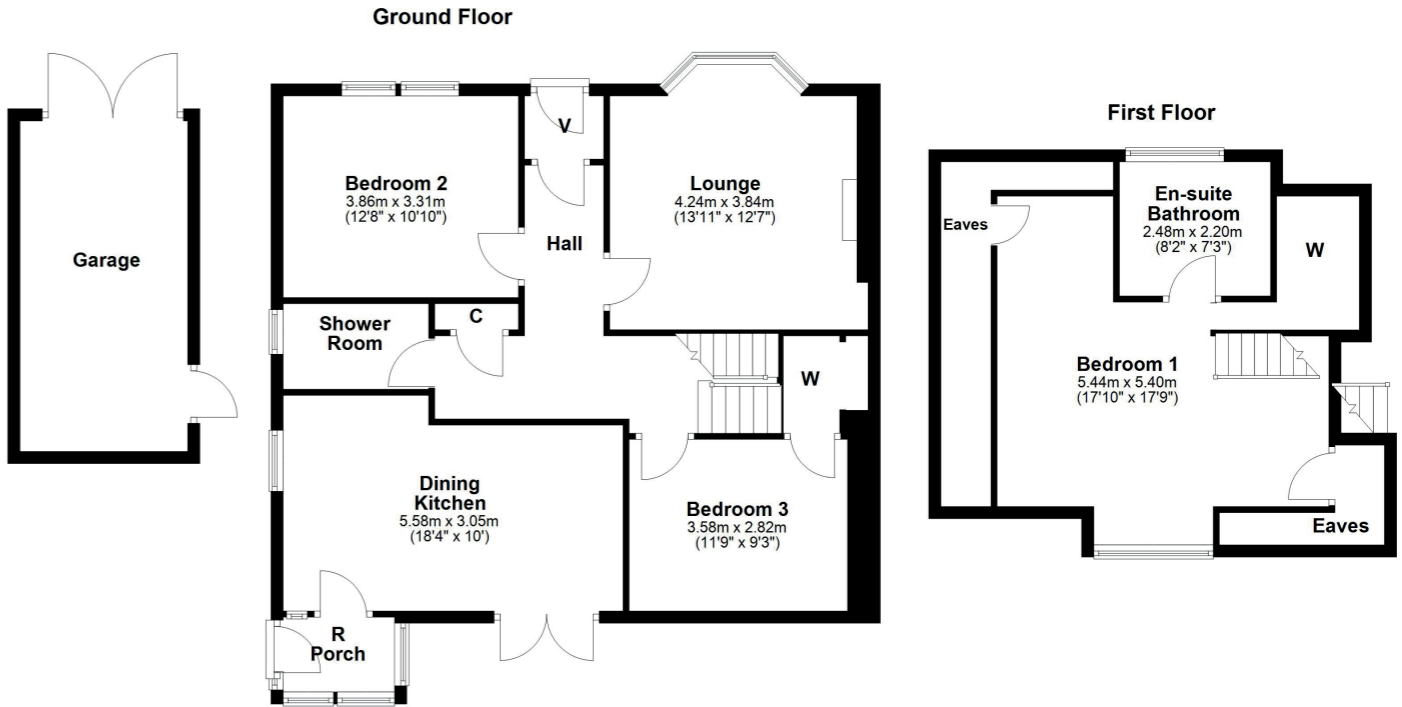
In more detail, the internal accommodation extends to an entrance vestibule, a welcoming hallway with stairs leading to the upper floor and a storage cupboard, a spacious bay-windowed lounge with a feature fireplace, two downstairs double bedrooms, both with wardrobes, a luxury shower room suite and a dining kitchen, with a breakfast bar, French doors out to the garden and an attached rear porch also leading out to the garden. On the upper floor there are two storage cupboards utilising the eaves space, a wardrobe area, a master bedroom and an en suite bathroom, with a separate shower cubicle.

Externally the front garden is laid mainly with lawn and highlighted by shrub borders. There is a driveway along the side, allowing off road parking for a number of vehicles, leading to a detached garage. There is gated access at the side round to the fully enclosed rear garden, which has a paved patio, a large lawn, a decked patio area, a garden shed and mature trees.









Troon town centre has a comprehensive range of retail shopping, transport and recreational facilities. The area is renowned for its championship golf course at Royal Troon and Troon Marina serves the needs of those with water sports interests. For the commuter there is a mainline railway station and the recently enhanced A77 provides access to Glasgow and the central belt. Prestwick International Airport has regular flights to a variety of destinations throughout Europe.

TR2053 | Sat Nav: 31 Fullarton Crescent, Troon

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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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