



# 30 FINDHORN PLACE

TROON

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## 4 | BEDROOMS

## 1 | BATHROOM

## 2 | PUBLIC ROOMS

**A beautifully refurbished and extended three or four bedroom semi-detached villa with garage, driveway, and private rear gardens enjoying open outlooks. Featuring a stylish open-plan layout with modern kitchen, utility room, formal lounge, dining room, the property offers versatile accommodation including a ground floor bedroom or family room. The garage, complete with new French doors, provides scope for a home office if desired.**

30 Findhorn Place presents an exceptional opportunity to acquire a beautifully refurbished and thoughtfully extended semi-detached villa, set within one of Troon's desirable residential locations.

The property is entered via an entrance porch leading into a welcoming reception hall. The formal lounge flows seamlessly into a semi-open plan dining area, which in turn is open to the newly fitted kitchen, creating a bright and sociable living space. A useful utility room sits to the rear, providing both practicality and a side door to the driveway.

The ground floor also offers flexibility with a fourth bedroom or family room, ideal for guests, home working, or additional living space. Upstairs, three well-proportioned bedrooms are complemented by a newly fitted bathroom complete with a modern three-piece suite and electric shower over bath. Externally, the property enjoys private rear gardens with open outlooks, perfect for family life and outdoor entertaining. To the side, a generous driveway accommodates multiple vehicles and leads to the garage, which has been upgraded with French doors, presenting an excellent opportunity for conversion into a home office or studio if required.

With its blend of contemporary design, versatile layout, and attractive outdoor space, this superb home is ideally suited to modern family living in a prime Troon location.

























Findhorn Place is ideally positioned within Troon, offering convenience, lifestyle, and excellent transport links. The nearest beach is just over a mile away, providing easy access to Troon's renowned sandy shoreline and coastal walks. Troon Train Station is less than two miles from the property, with regular services to Glasgow in approximately forty minutes, while the A77 and M77 road network also ensures straightforward commuting by car.

Everyday amenities are well served, with Morrisons supermarket around a five-minute drive away and a range of local shops, cafes, and services available within Troon town centre. For leisure and recreation, Troon offers outstanding facilities, including multiple championship golf courses such as Royal Troon, the well-regarded Troon swimming pool, and a choice of local sports clubs.

The combination of excellent schooling, scenic surroundings, and easy access to both town and city makes Findhorn Place a superb setting for family living.

**TR2062** | Sat Nav: 30 Findhorn Place, Troon, KA10 7DJ

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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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