



# 4 FULLARTON PLACE

LOANS

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A rarely available all-on-the-level two-bedroom mid-terrace bungalow in the sought-after village of Loans, Troon, with private front and rear gardens, a garage, and parking to the rear. Inside, the property offers a bright lounge with dining area, fitted kitchen with direct garden access, two bedrooms and a modern bathroom. This is a fantastic opportunity for a wide range of buyers.**

4 Fullarton Place is a well presented and rarely available all-on-the-level mid-terrace bungalow, positioned in a peaceful and highly desirable residential location.

On entering, a welcoming reception hall leads into a generous lounge and dining area, offering an inviting space for both relaxing and entertaining. The fitted kitchen is well appointed with ample storage and provides direct access to the private rear garden. There are two comfortable bedrooms and a modern bathroom complete with a three-piece suite and shower over the bath.

Externally, the property excels with its private gardens to the front and rear. The fully enclosed rear garden is a wonderful sun trap, laid with lawn and featuring a patio area and timber shed, ideal for outdoor enjoyment. To the rear, the property also boasts a garage and private parking, a rare and valuable addition.

This charming home is perfectly suited to downsizers looking for single-level living, first-time buyers seeking an attractive home in a desirable setting, or anyone wishing to enjoy a balance of comfort, convenience, and outdoor space.









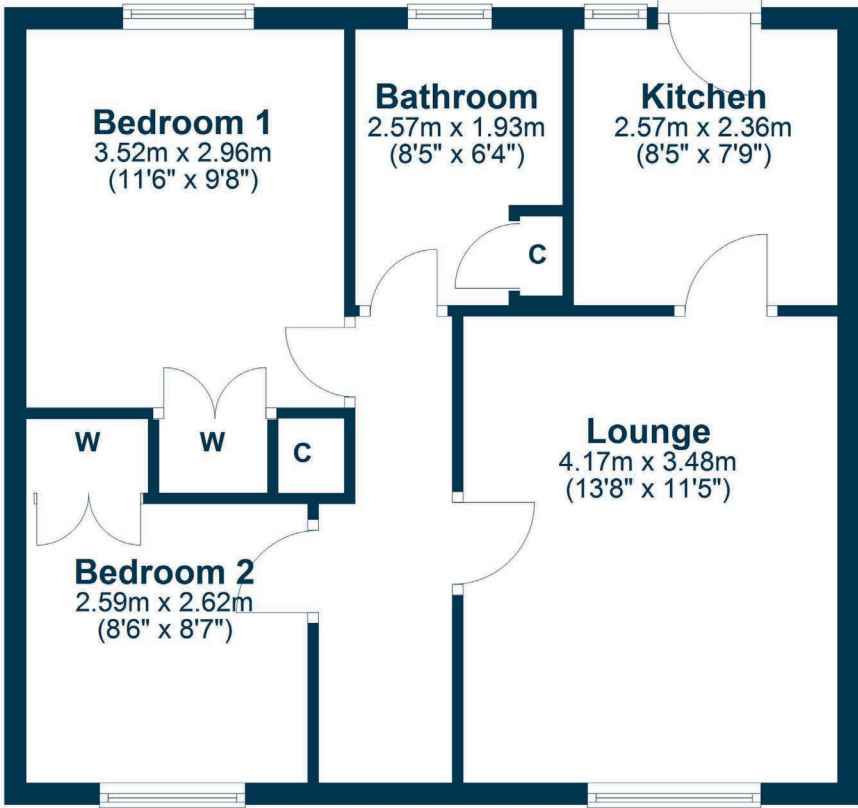








Ground Floor



The village of Loans sits on the edge of Troon, combining a welcoming community feel with excellent links to surrounding areas. Troon Train Station is only a short drive away, offering regular direct services to Glasgow in around forty minutes, while the A78 and A77 road networks ensure easy travel by car.

Local everyday shopping is well served by a Co-op in Loans, with larger supermarkets including Morrisons found in nearby Troon. The town centre also offers a variety of independent shops, cafes, and restaurants.

For leisure, Troon’s renowned sandy beaches are less than five minutes by car, while the area is world-famous for its golf, most notably the championship courses at Royal Troon. Scenic walks, coastal views, and a strong sense of community make Loans an especially attractive location for a wide range of buyers.

TR2063 | Sat Nav: 4 Fullarton Place, Loans, KA10 7FP

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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