



  
**lomond**  
make yourself a home

28 Darley Crescent, Troon KA10 6JH

## Accommodation

A charming bungalow located within a quiet residential area of Troon. The accommodation offers a wonderful mix of traditional living with modern tastes throughout. Darley Crescent is positioned just off Bentick Drive and is just a short walk away from the train station, town centre, beachfront and world famous Royal Troon Golf Club. The current owners have added a wonderful external summer house – suitable for those who work from home, or better still like to entertain.

Into a little more detail, the property living space comprises entrance hallway leading to the front facing lounge. The feature fireplace and exposed beams add to the traditional feel, whilst the décor is to modern styling and tastes. The master bedroom is double in size, again finished to modern neutral décor and styles. The guest bedroom is also double in size with views to the garden. The galley style kitchen provides an excellent family sized space with both floor and wall mounted units, Belfast sink, and free standing cooker. The conservatory is a wonderful space to sit, relax and unwind. Access to the garden is via the conservatory. The bathroom completes the accommodation; modern with wall tiles, bath, over shower and portrait radiator.

Externally the property offers off street parking, with easily maintained gardens laid to a small section of lawn with mature shrubs. To the rear the current owners have created a wonderful summer house (set amongst a lovely private garden), fully lined and insulated with internet access. This space will appeal to those who work from home, and like to entertain.

## Situation

Troon is popular for its sandy beaches, marina, world class golf courses and excellent transport to links to Ayr, Glasgow and beyond. Troon itself offers excellent town centre shopping, with trendy coffee shops, bars and restaurants. There are a number of primary and secondary schools within the greater Troon area

- Bungalow
- Summer House
- Off Street Parking
- Hugely Popular Residential Area
- Close to Train Station
- Close to Beachfront
- Conservatory
- Stylish Decor

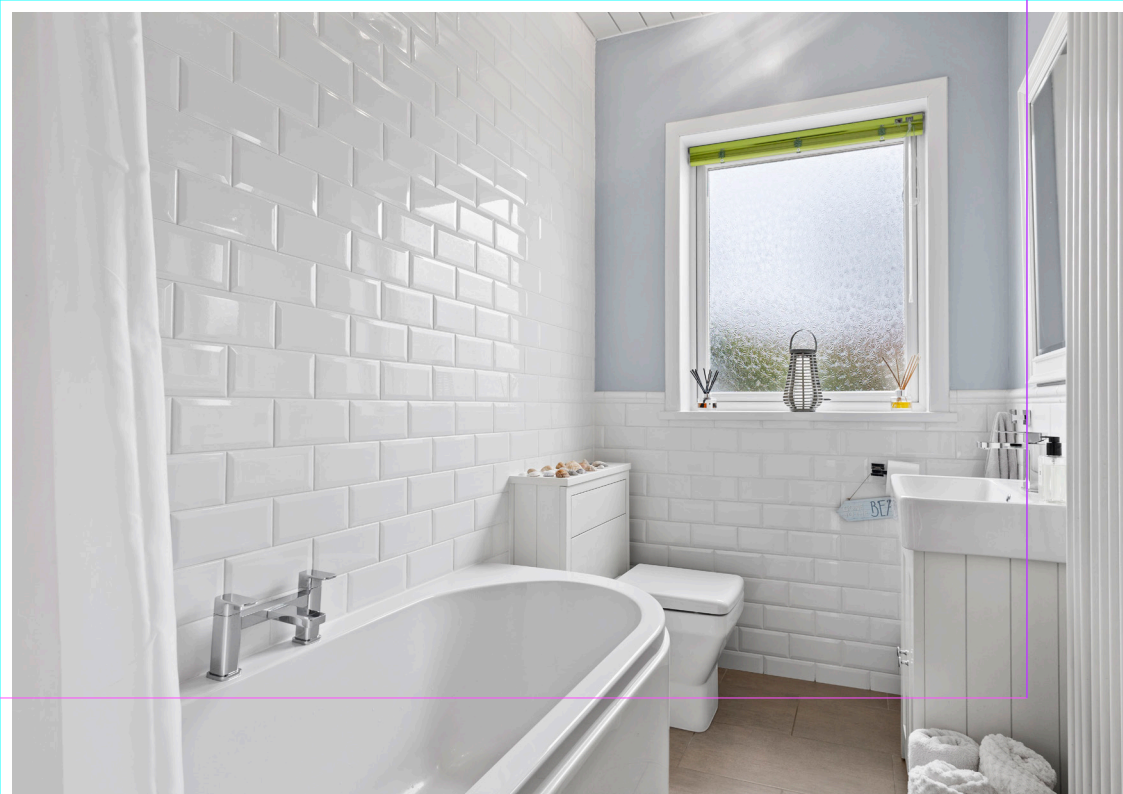


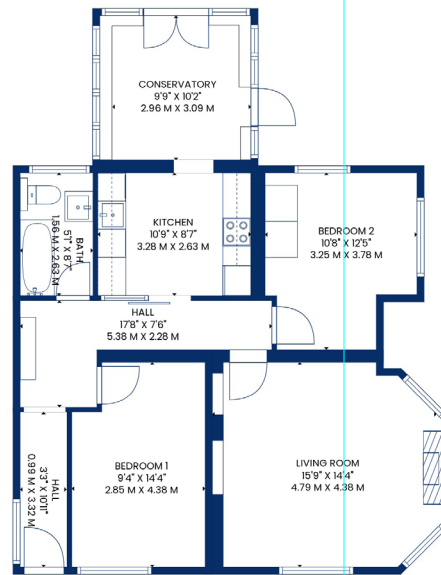
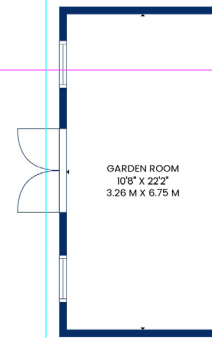
 2 Bedrooms

 69 sqm

 2 Public Rooms

 EPC Rating D





 **51 Main Street, Prestwick**  
**01292 471511**

 **52 Bank Street, Irvine**  
**01294 317013**



Any error, omission, or misstatement in any part of this schedule shall not entitle the purchaser(s) or vendor(s) to entitlement to compensation or damages, nor in circumstances to give either party any cause for action. The selling agents have not tested services, equipment or fittings and are therefore unable to comment on their condition. Potential buyers are requested to contact their solicitor or surveyor if further clarification is required. Measurements are approximate for guidance purposes only and have been taken by a sonic beam and are measured from wall to wall at the widest point unless otherwise indicated. Photographs are reproduced for general information and it must not be inferred that any item is included in the sale.