



**45 CAMPBELL DRIVE**  
TROON

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c o r u m



**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A stunning semi detached family villa with gorgeous landscaped garden grounds, situated within a quiet cul-de-sac in the popular Marr Estate, just minutes from excellent schools and the town centre of the popular seaside town of Troon.**

Campbell Drive spans the length of the popular Marr Estate, which is ideally located close to the centre of Troon, and number 45 is set in the middle of the cul-de-sac, offering excellent privacy on a generous plot. This fantastic family home has an impressive amount of living space across two floors that is presented to the market in pristine condition, with quality flooring, triple pane windows and doors, ample storage internally and externally, including a large garden shed to at the rear, off road parking and gardens to the front and rear. The rear garden has been professionally landscaped and is showpiece feature of this property, with a tiered patio, artificial turf and lawned area. Primary and secondary schooling are within walking distance, as are all the amenities of the town.

In more detail, the internal accommodation extends to an entrance hallway with stairs leading to the upper floor, a spacious lounge with under stairs storage leading open plan into a dining area, with French doors to the garden, and a modern fitted kitchen with a door to the rear garden. On the upper floor there is loft access and a storage cupboard off the landing, a single bedroom, a luxury bathroom suite and two double bedrooms, including one with fitted wardrobes.

Externally there are gardens to the front and a driveway running along the side of the property. There is gated access at the side round to a fully enclosed rear garden, with a garden shed that has power, a large paved patio with decorative pebbles leading to a lawned area, with shrub borders, and an elevated patio that is tiered with artificial turf.

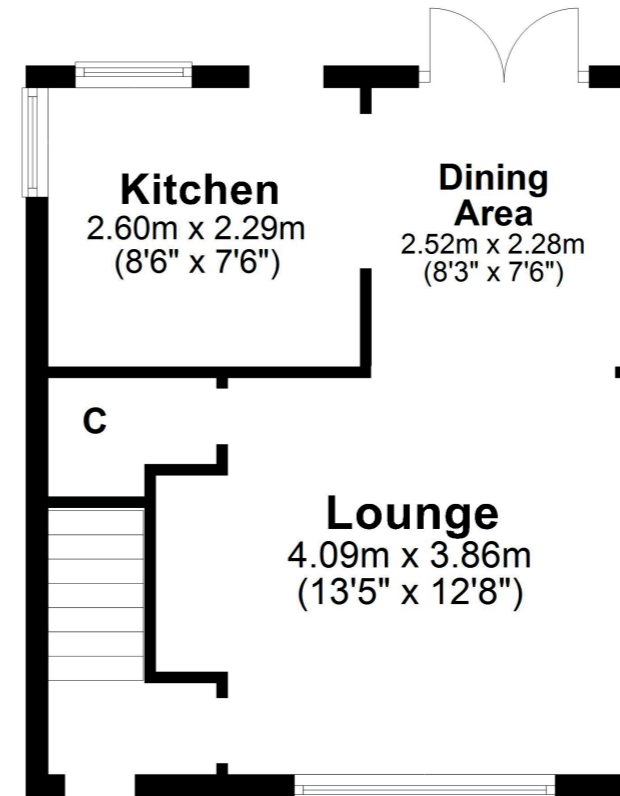




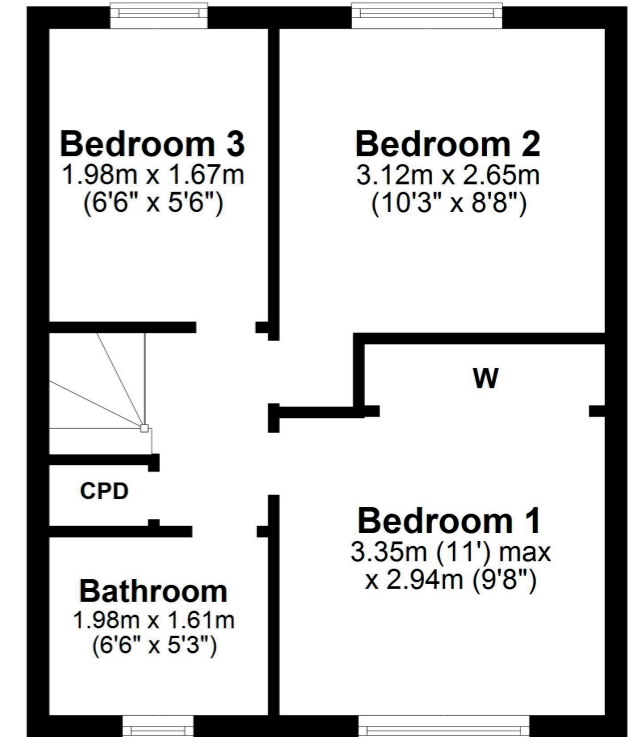




### Ground Floor



### First Floor



Campbell Drive is a popular residential address comprising of similarly styled bungalows and villas by messrs Lynch homes and well placed for a range of local amenities. Troon town centre is less than one mile distant and provides supermarket and retail shopping and recreational facilities. For the commuter there are first class road and rail links to Glasgow.

TR1815 | Sat Nav: 45 Campbell Drive, Troon, KA10 6XE

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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