



4 BOWMAN WARREN WYND
TROON

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

A fantastic modern detached family home, occupying a preferred south-facing plot in a quiet cul-de-sac, with generous gardens and an impressive amount of immaculately presented accommodation.

Bowman Warren Wynd is an executive and quiet cul-de-sac, consisting of large detached family villas that are within walking distance of schools, the seafront and transport links. Number 4 is a beautifully presented and modern detached family home that has an exceptional level of living space that will suit a range of buyers. There are six principal apartments across two floors, with neutral decor throughout and modern fixtures, fittings and sanitary ware. The property occupies an excellent position within the cul-de-sac and has large south facing rear gardens that are laid with lawn.

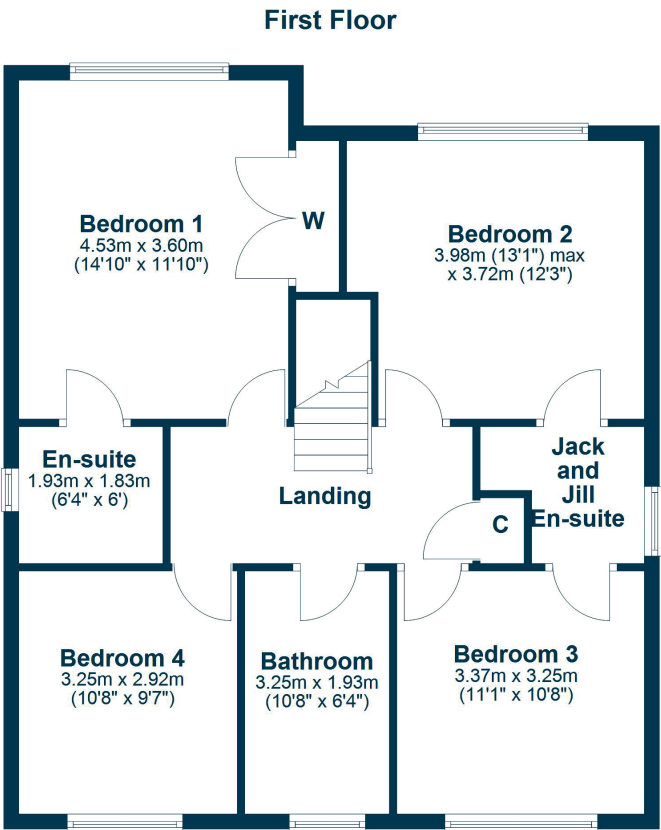
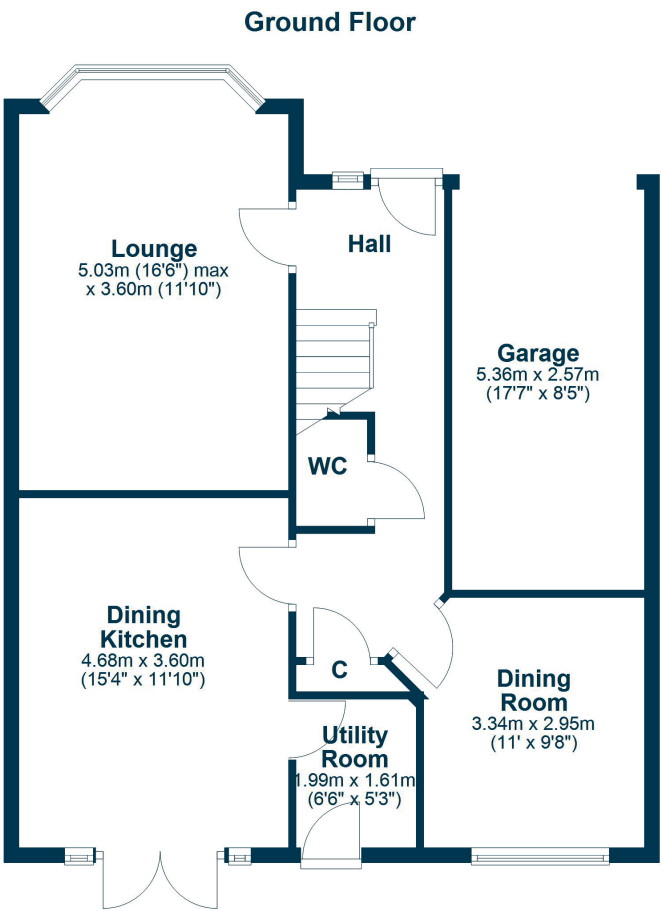
In more detail, the internal accommodation extends to an entrance hallway with a downstairs W.C and a storage cupboard, a spacious lounge, a dining room at the rear, a large dining kitchen with French doors out to the garden and a separate utility room. On the upper floor there is a large master bedroom with fitted wardrobes and an en suite shower room, a family bathroom suite, storage cupboards and loft access from the landing and three further double bedrooms, two of which share a Jack & Jill en suite shower room.

Externally the gardens to the front are laid with lawn and a monoblock double driveway. There is gated access at the side round to a fully enclosed south-facing garden, which is mainly laid with lawn, with a decked patio area and paved pathways.









Bowman Warren Wynd is a quiet residential cul-de-sac, which lies around 1.5 miles from Troon town centre and is well placed for a range of amenities, including excellent schooling and for the commuter there is swift access to the M77, linking to Kilmarnock, Glasgow and surrounding districts. Troon itself provides a plethora of boutique shops, cafes, bars and restaurants, rail links and leisure facilities, including the famous Royal Troon golf course, a regular host of the Open Championship.

TR1969 | Sat Nav: 4 Bowman Warren Wynd, Troon, KA10 7NE

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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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