



**34 DEVERON ROAD**  
TROON

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c o r u m





4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**A beautifully presented and thoroughly modern extended detached family villa set across a large corner plot, with accommodation across five flexible apartments, a garage, and generous, private rear garden grounds.**

Deveron Road is a sought-after address set within a popular area in the seaside town of Troon, consisting of similarly styled executive detached and semi detached homes with generous plots and private gardens. Number 34 is set on a preferred corner plot with a generous private garden to the side and rear and is a truly immaculate example of a family villa, with a wealth of extended and open plan living space on the ground floor and three bedrooms on the upper floor. There is also a family bathroom suite, a separate downstairs shower room, and a modern fitted dining kitchen open plan into a large family room, a lounge that can be utilised as a downstairs bedroom and a separate utility room. The interior is complimented perfectly by landscaped garden grounds that include a detached garage, a driveway, lawn and a decked patio.

In more detail, the internal accommodation extends to an entrance hall with under stairs storage, a downstairs shower room suite, a lounge/ bedroom with a wood-burning stove, a luxury fitted dining kitchen with a breakfast bar, ample wall and base units, French doors out to the garden, a utility room and an open plan family room, with two sets of sliding patio doors out to the decking at the side and rear. On the upper floor there is a fitted family bathroom suite, storage and loft access off the landing, two large double bedrooms and a single bedroom with a fitted cupboard above the stairs.

Externally the front garden is laid with lawn, decorative borders and a driveway leads along the side of the property to the detached garage. There is gated access at the side round to a fully enclosed and impressive garden that wraps around the side, with lawn, mature shrubs, a greenhouse and a decked patio area.

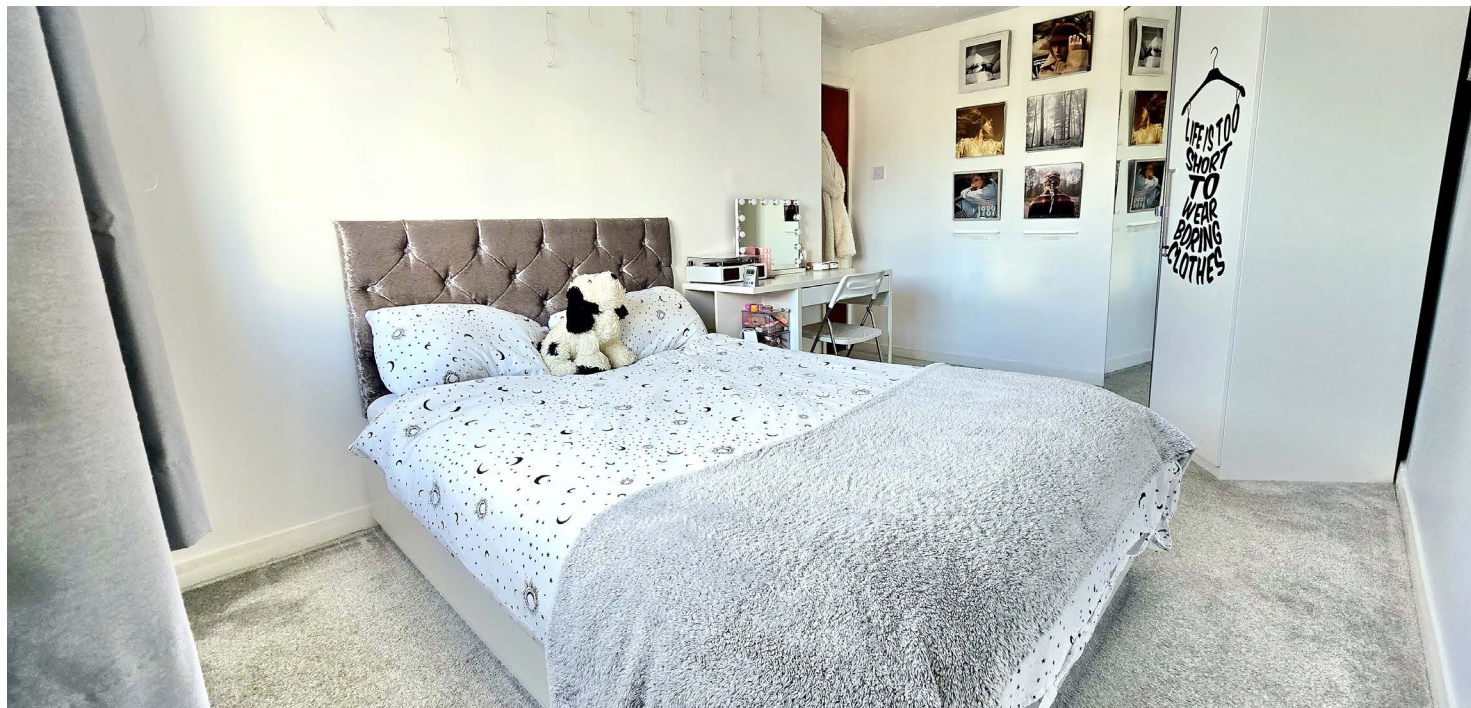




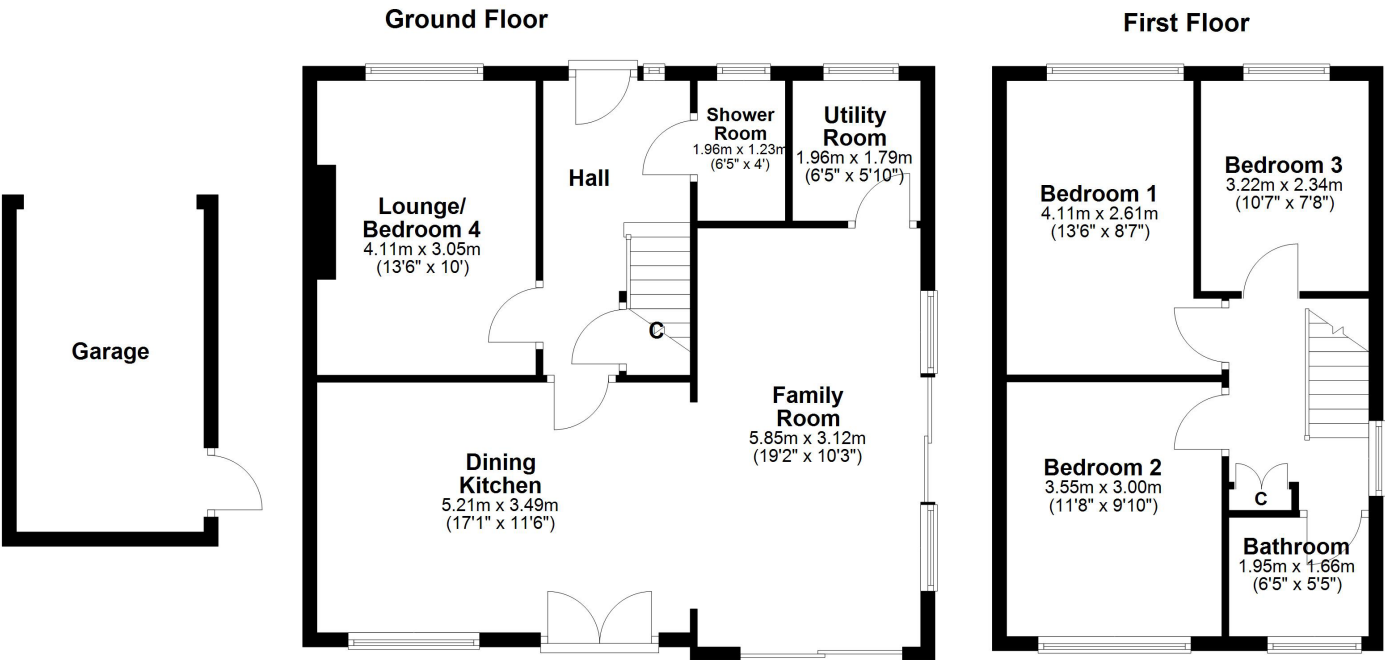












Deveron Road is a popular residential area situated in between the seafront towns of Troon and Barassie. There is a regular rail service to Glasgow and surrounding districts and the seashore is only a short walk away. A comprehensive range of amenities can be found in Troon town centre, including schools, shops, restaurants and bars, supermarkets and leisure facilities. South Ayrshire more generally is home to Royal Troon, hosting the Open this year, other championship golf courses and Prestwick International Airport, with regular flights to destinations throughout Europe.

**TR2057** | Sat Nav: 34 Deveron Road, Troon, KA10 7EG

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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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