



**13 FULLARTON DRIVE**  
TROON

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c o r u m



**3 | BEDROOM**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A charming traditional ground floor conversion of a detached villa presented in good decorative order with private driveway, garage and lovely gardens within one of Troon's very best locations.**

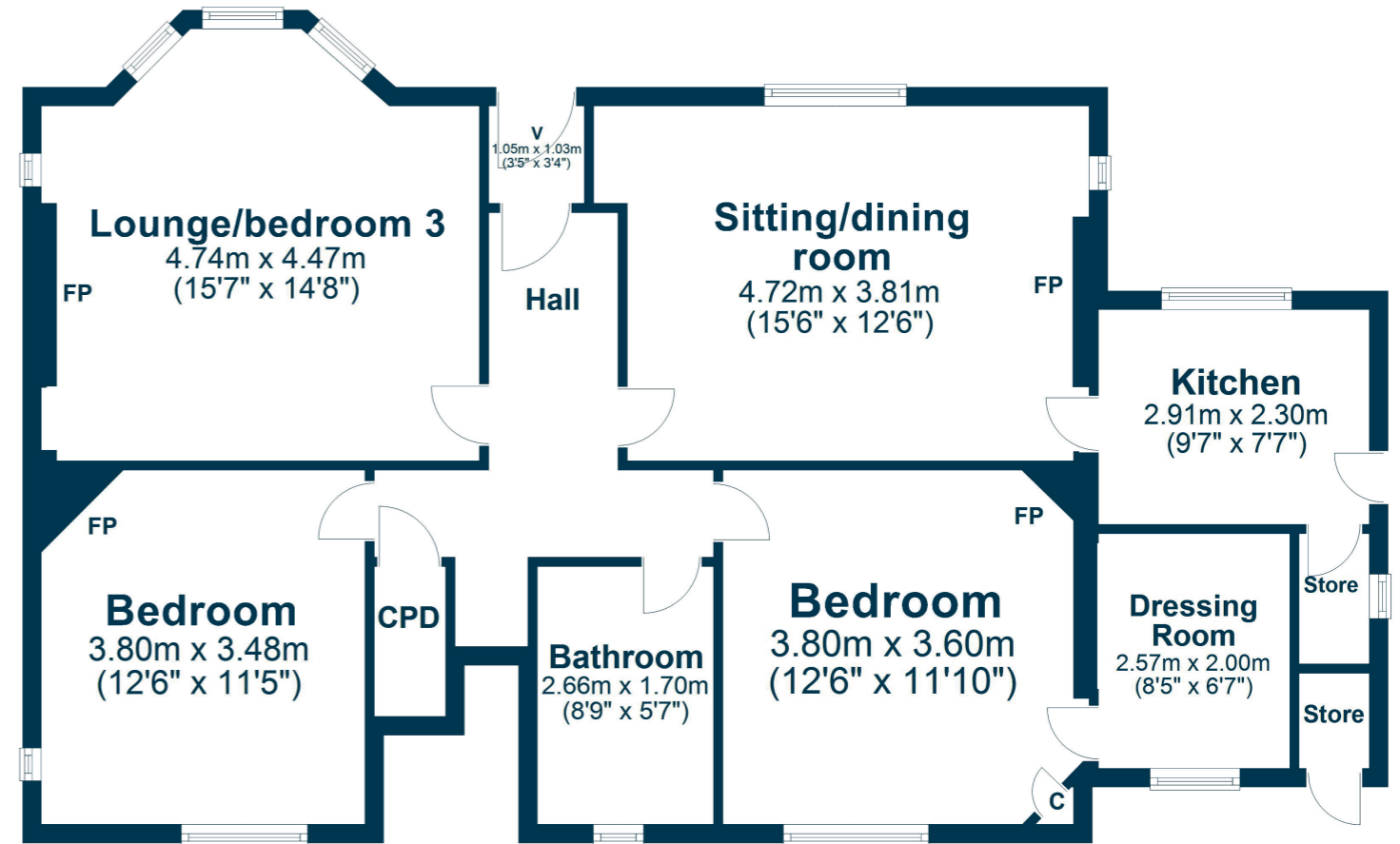
Number 13 represents an exceptionally rare opportunity to acquire a traditional lower conversion providing flexible, all on the level living within a highly sought after residential address close to Royal Troon Golf Club, the town centre, railway station and seafront. In addition the property enjoys a lovely position with pleasant views over the common green to the front.

The property has been modernised internally with features and benefits including gas central heating with a recently fitted 'Glow-worm' boiler, new carpets, double glazing and fresh, neutral decoration.

In summary the accommodation extends to an entrance vestibule, T-shaped reception hallway, bay windowed lounge/third bedroom, sitting/dining room, fitted kitchen, two bedrooms (one with dressing/box room off) and three piece bathroom.

Externally there is a private driveway laid to decorative red whin chips which culminates in the detached garage. The front garden is laid to lawn with shrubbery borders and rockery. The enclosed rear garden is also predominantly laid to lawn with shrubbery borders and mature trees.





Fullarton Drive has long been regarded as one of Troon's premier and most sought after addresses within close to proximity to the town centre and therefore benefiting from a wide range amenities including a mainline rail link to Ayr and Glasgow. In addition the property is located within walking distance of five golf courses including Royal Troon, host to the Open Championship in July 2024. The beach is also close by and there is ease of access to the A77/M77 linking to Glasgow and surrounding areas.

**TR1787** | Sat Nav: 13 Fullarton Drive, Troon, KA10 6LE

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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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