



**40 CAMPBELL DRIVE**  
TROON

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A beautifully presented and executive detached family home, nestled within the popular Marr Estate and walking distance from all the amenities of the seaside town of Troon.**

40 Campbell Drive is an impressive and substantial detached family villa within the Marr Estate, perfectly located close to the centre of the popular seaside town of Troon. This fantastic property is presented in truly walk-in condition, with all the features one would expect from a modern family home and stunning garden grounds complimenting the gorgeous interior. There is ample storage throughout, lots of off road parking at the front and the property has been extended into the original attached garage to create an additional downstairs bedroom or family room and an extended kitchen area. Early viewing is highly recommended to fully appreciate both the accommodation and the excellent location.

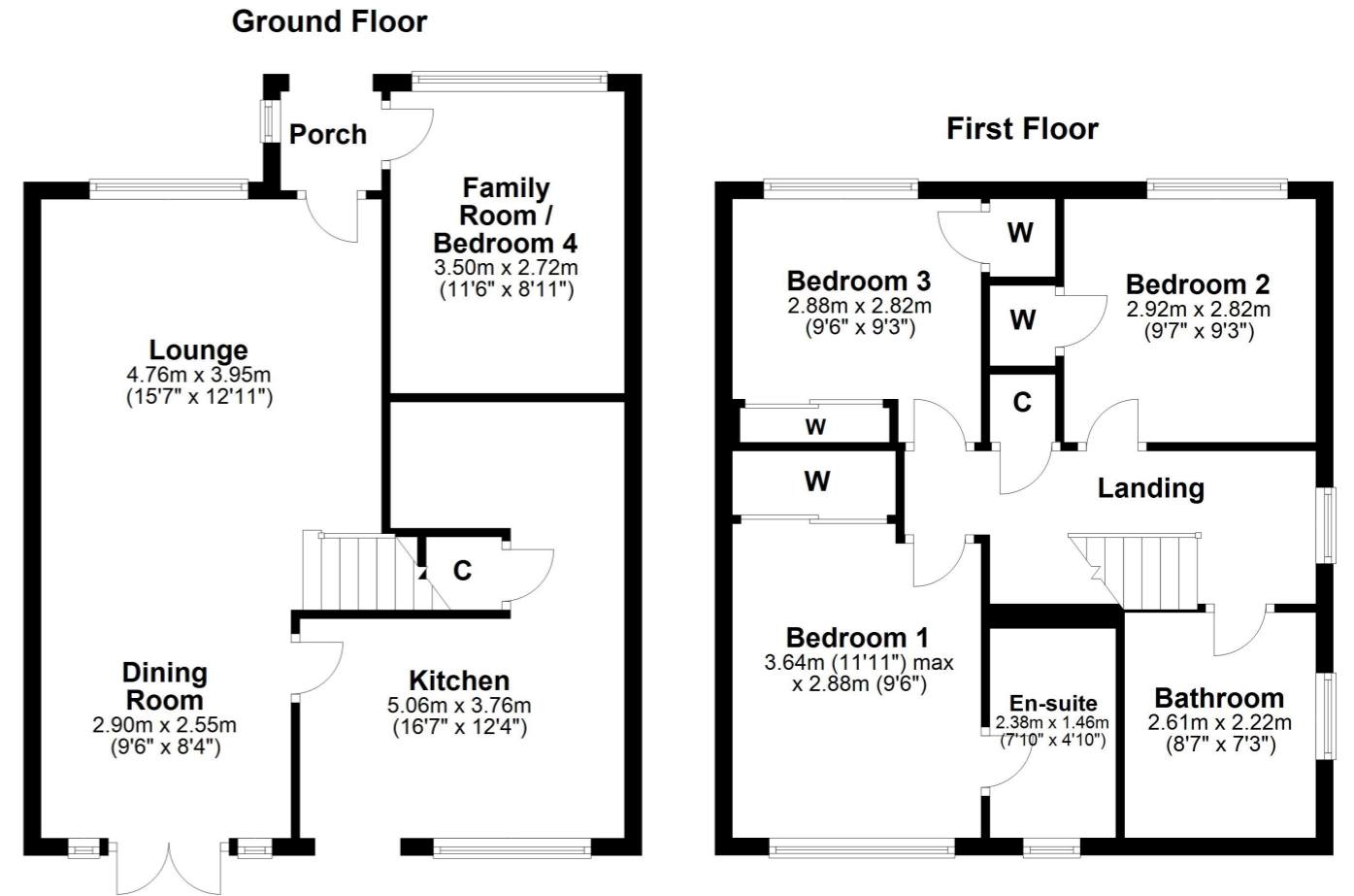
In more detail, the internal accommodation extends to an entrance porch, with a door into the family room/ fourth bedroom and a door leading into the spacious lounge, which has stairs to the upper floor and flows open plan into a dining room, with French doors out to the rear garden, and a luxury extended breakfasting kitchen, with ample wall and base units and a door to the rear. On the upper floor there is a family shower room suite, storage and loft access off the landing, and three double bedrooms, including a master with a gorgeous en suite shower room.

Externally there are gardens to the front that are laid with decorative paving to create ample off road parking and there is gated access at the side round to a fully enclosed rear garden, which has been professionally landscaped to create a large, sunny garden, with a decked patio area with artificial turf and a paved patio with a garden shed.









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.

TR1817 | Sat Nav: 40 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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