



**17 LUGAR PLACE**

TROON



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## 17 LUGAR PLACE, TROON

3 | BEDROOMS   2 | BATHROOMS   3 | PUBLIC ROOMS

**A most impressive modern detached villa extended to provide a stylish layout with well tended gardens, driveway and garage all within a quiet residential locale.**

Number 17 is a modern detached villa which has been extended to the front and rear and represents an excellent opportunity to the family market with extensive accommodation comprising of six principle apartments. The property is offered to the market for the first time in almost 50 years and in that time has been lovingly cared for although a degree of modernisation is now required.

Features and benefits include a fitted kitchen, three piece bathroom and separate downstairs shower room, double glazing, gas central heating with an 'Ideal' boiler (located in the garage) and neutral decoration.

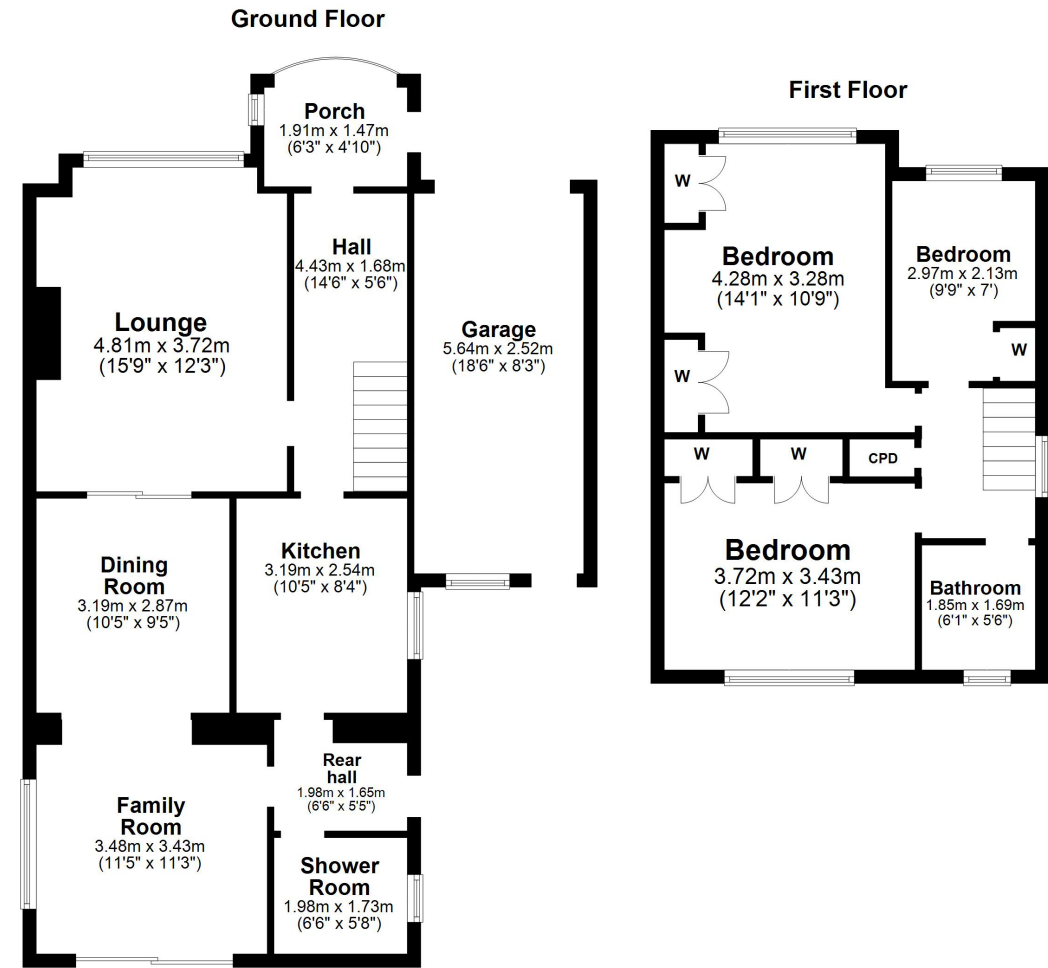
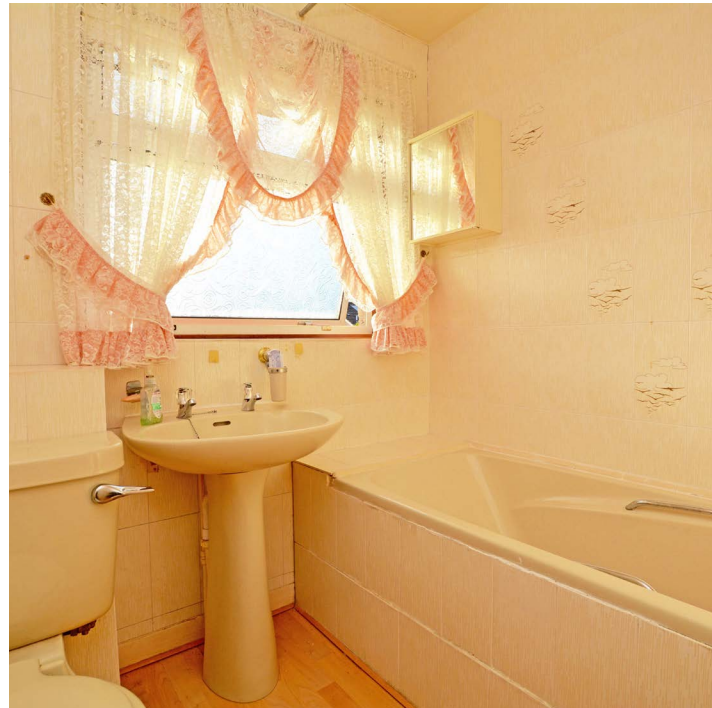
In summary the accommodation extends to, on the ground floor, an entrance porch, reception hallway, front facing lounge, dining room, garden room, fitted kitchen, rear hall/utility and shower room. Upstairs there are three bedrooms (all with fitted wardrobes/cupboard space) and a three piece bathroom.

Externally the front garden is laid to lawn with shrubbery borders and double block paved driveway culminating in the attached garage. The garage has power, lighting and a courtesy door to the rear. The fully enclosed rear garden and is laid to lawn with a good sized patio area and shrubbery borders. Included in the sale will be the garden shed.









### Local Area

Lugar Place is a quiet residential address within the Meadowgreen estate in Troon ideally placed for a wide range of amenities including excellent schooling with the highly regarded Struthers Primary within close proximity and local shops. In addition Troon town centre lies approximately 1.5 miles distant and offers a more comprehensive range of amenities including supermarket and retail shopping.

TR1441 | Sat Nav: 17 Lugar Place, Troon, KA10 7EA

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





WE'RE **SOLD** ON YOUR FUTURE

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