



**9 CROSBIE ROAD,**  
TROON

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c o r u m





**4 | BEDROOMS**

**4 | BATHROOMS**

**3 | PUBLIC ROOMS**

**An exceptional traditional ground floor conversion extending to over 2500 sq ft with fabulous panoramic views across Royal Troon Golf Course to Arran, Ailsa Craig and the Heads of Ayr.**

The property comprises of the entire ground floor of a much-admired mansion house overlooking the fairways of Royal Troon golf course and represents an exceptionally rare opportunity to acquire one of the best positioned conversions to grace the local market in recent years.

In summary the accommodation extends to an entrance vestibule, broad and welcoming wood panelled reception hallway, front facing formal lounge with pillared bay window formation and double doors to the formal dining room, dining sized kitchen, sitting room, four well-proportioned double bedrooms (master with en-suite shower room and dressing room), secondary kitchen, utility room, bathroom, shower room, wet room, rear hall and rear vestibule. In addition, the property has generous storage/wardrobe space, gas central heating, quality floor coverings, neutral decoration, and cornice work.

To the front there is a sunken lawn with surrounding shrubbery borders. A chipped driveway gives access to a generous area of parking and access to the garage. To the rear there is an initial communal lawn. Beyond this is an expansive lawn predominantly owned by the property and a gate leading directly onto the Portland/Cavendish golf courses. In addition, the property owns a garage (18'7 x 9'3), detached garden outhouse (14' x 10'11), basement (10'9 x 9'3) and wine cellar.













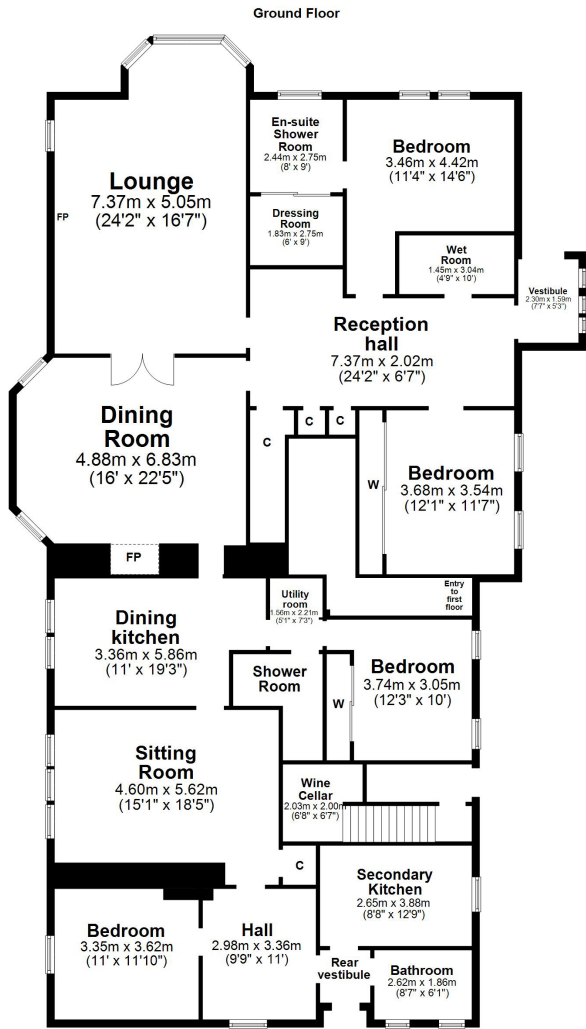












Crosbie Road is a highly sought after residential location sandwiched between the fairways of Royal Troon and Portland and a short stroll from the seafront with the isle of Arran providing a stunning back-drop. Troon town centre is around two miles distant and provides a plethora of boutique shops, bars and restaurants while for the commuter there are first class road and rail links to Ayr and Glasgow.

TR1552 | Sat Nav: 9 Crosbie Road, Troon, KA10 6HE

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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Corum Troon  
29 Portland Street, Troon, KA10 6AA

**Tel:** 01292 310 010

**Email:** [troon@corumproperty.co.uk](mailto:troon@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)