



1 CROSSBURN LANE
LOANS

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A truly impressive detached family villa nestled within an executive estate in the popular village of Loans, with an unrivalled amount of accommodation in walk-in condition, landscaped gardens and breathtaking views out towards the Firth of Clyde and across to Arran.

1 Crossburn Lane is a truly impressive and exceptional example of a modern detached home that has been designed to create generous family living space in a quiet executive state within the village of Loans. The accommodation extends across six principal apartments with ample storage throughout and all of the main attributes that are so sought after by the modern family, including a large dining kitchen, a separate utility room, a downstairs W.C and an incredible master bedroom suite, with an en suite and fitted wardrobe space. There is a flexible space on the upper landing, currently used as a home office and there is also a large double garage for additional parking or storage. The fantastic interior is complimented by ample off road parking at the front and a landscaped garden at the rear, with raised lawn, paved patio areas and decorative shrubs.

In more detail, the internal accommodation extends to an entrance hall with fitted storage cupboards, a bay windowed family room, a spacious lounge with French doors leading out to the garden, a fitted dining kitchen, a separate utility room that is plumbed for appliances and has a door leading out to the side, a downstairs W.C and an under stairs storage cupboard. On the upper floor there is a large landing, currently used as a home office, storage and loft access, three double bedrooms, all with fitted wardrobes, a four piece family bathroom suite and a stunning master bedroom, with ample fitted wardrobes, elevated views across Troon and out to sea, and an en suite shower room.

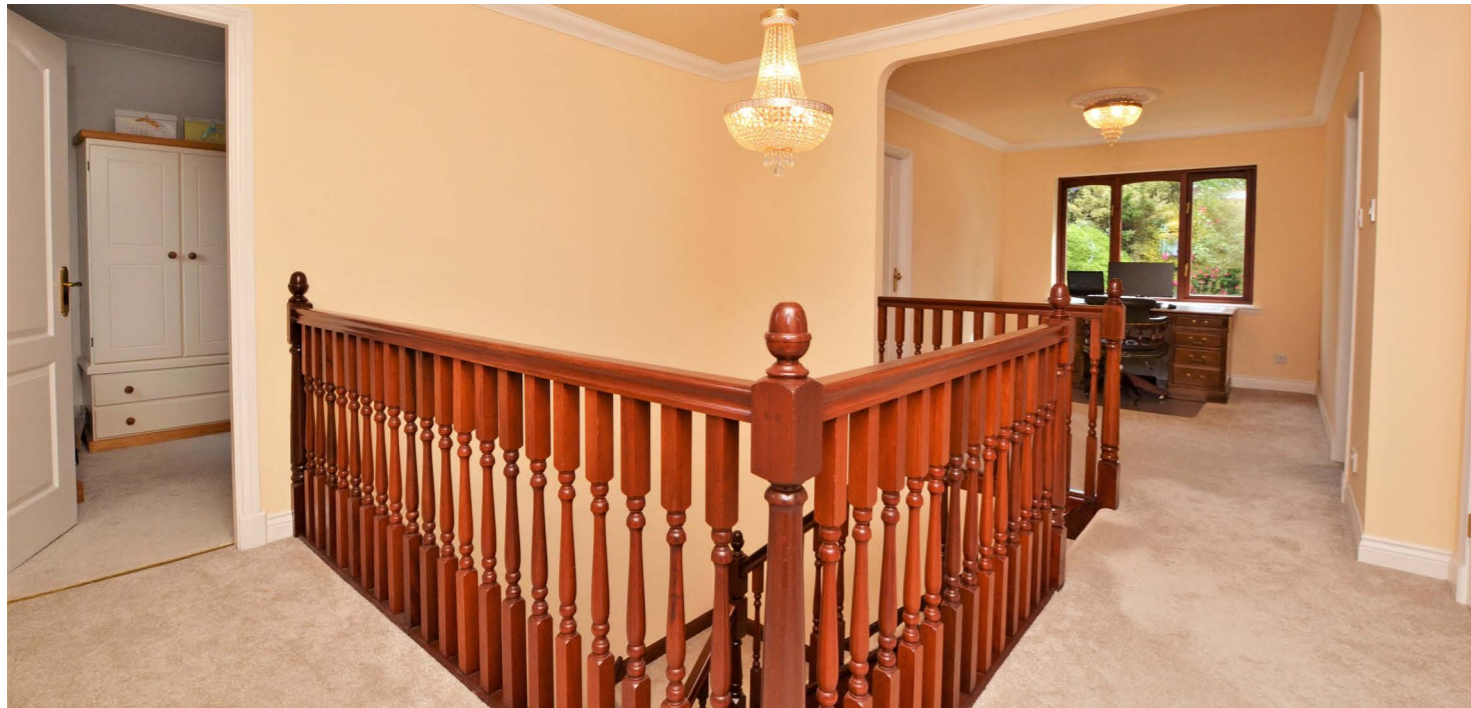
Externally the front garden is laid to lawn, with a monoblock driveway allowing off road parking for a number of vehicles leading to an integral double garage, with a separate door to the side. There is gated access at the side that leads round to the rear garden, which is tiered with a mixture of hard and soft landscaping, including paved patio areas, lawn, decorative shrubs and trees and paved pathways.

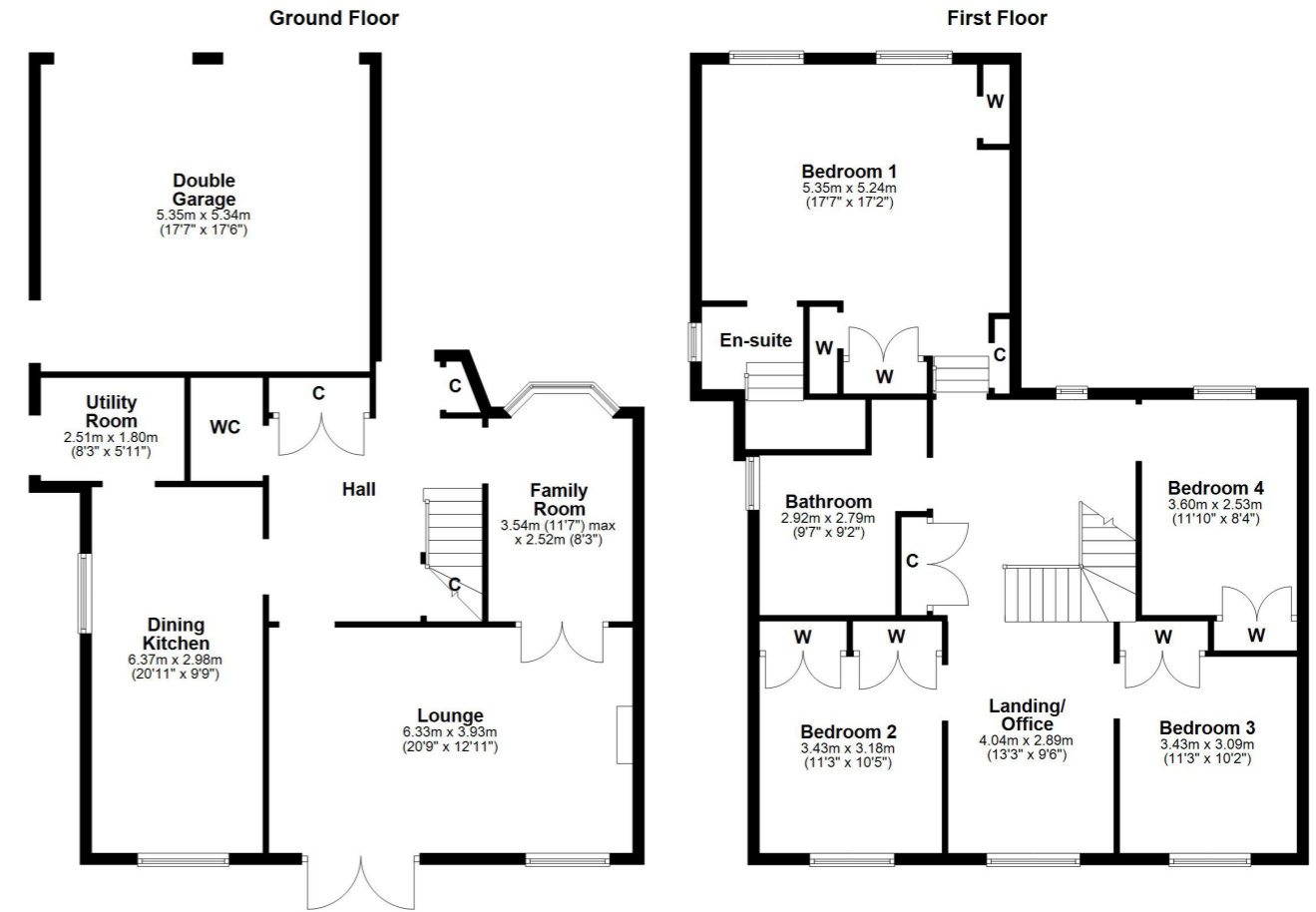












Crossburn Lane is part of a private and executive estate located within the village of Loans. Loans is ideally located for access onto the A78/A77 road network, allowing swift commuting to Glasgow and surrounding districts and close to the popular coastal town of Troon. Troon has a comprehensive range of local amenities, including schools, shops, restaurants and bars, rail links, supermarkets and leisure facilities. There are numerous first class golf courses within Troon and the wider area and Prestwick International Airport, flying regularly to destinations throughout Europe, is less than 4 miles distant.

TR1554 | Sat Nav: 1 Crossburn Lane, Loans, KA10 7LP

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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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