



3 WARRIX HOUSE

CRAIGEND ROAD, TROON

www.corumproperty.co.uk





4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

A fabulous traditional two storey conversion providing extensive accommodation with mature gardens, parking and garage within close proximity to Royal Troon Golf Club.

3 Warrix House is a traditional conversion arranged over two levels and forming part of Warrix House, an admired mansion house opposite Portland Golf Course and within close proximity to Royal Troon.

The property has been comprehensively upgraded, modernised and reconfigured by the current owners with no expense spared in creating a wonderful home suited to a variety of potential purchasers including families and indeed those clients seeking predominantly all on the level accommodation given the provision of a downstairs bedroom with en-suite shower room.

Features and benefits include a bespoke fitted kitchen with integrated appliances, well proportioned apartments, luxury sanitary ware, quality floor coverings, neutral decoration, gas central heating with a 'Worcester' boiler housed in the utility room, double glazing and fitted wardrobes in all four bedrooms.

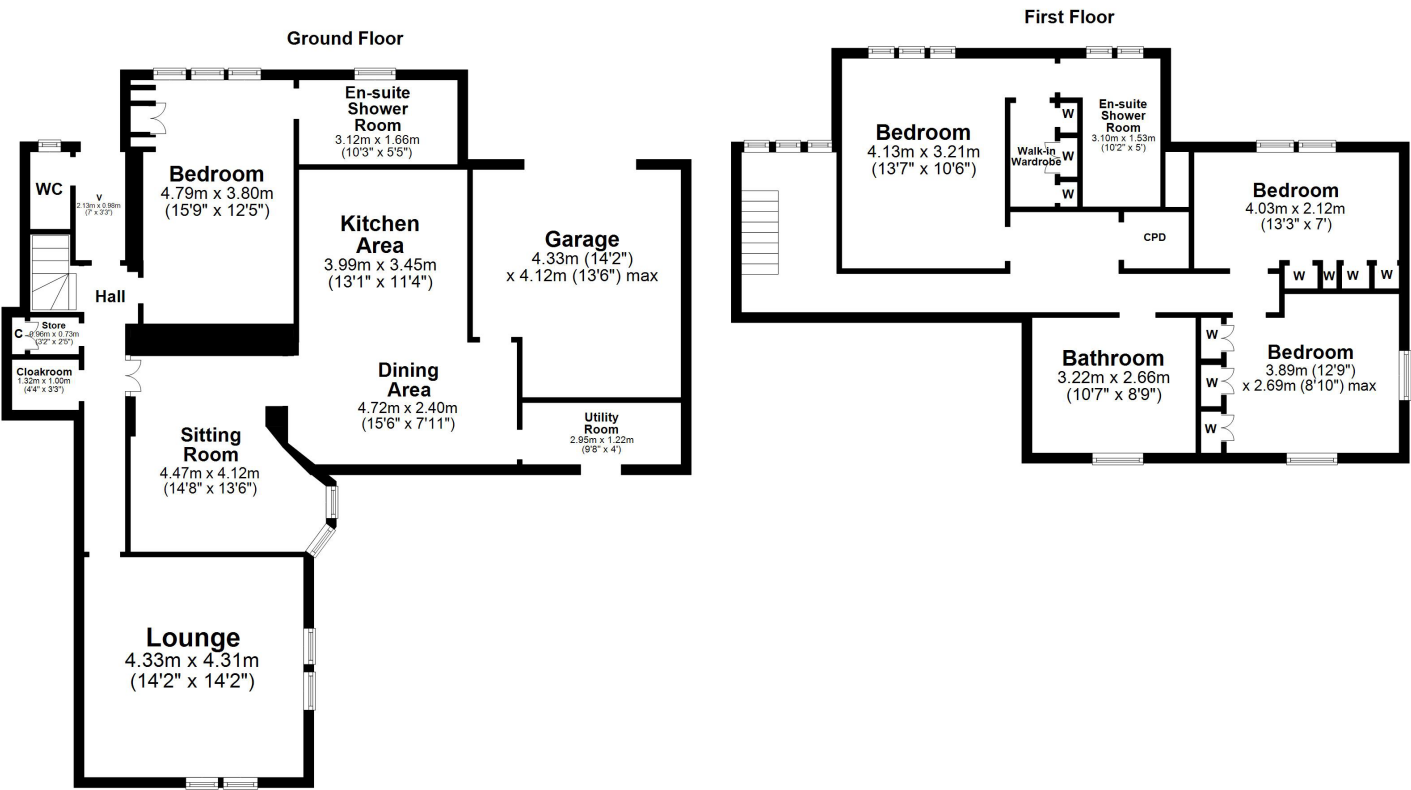
In summary the accommodation extends to, on the ground floor, a vestibule with two piece wc off, reception hallway, lounge, sitting room, double bedroom with en-suite shower room and underfloor heating, open plan dining kitchen with doors to the garden and utility room. Upstairs there are three further double bedrooms including a master with three piece en-suite shower room, under floor heating and walk in wardrobes. Completing the accommodation is a three piece bathroom with freestanding bath.

Externally there is shared parking to the front and access to the integral garage which has a door to the dining kitchen. The enclosed rear garden is south facing and predominantly lawned with well stocked shrubbery borders, mature trees, patio area and summerhouse.









Warrix House enjoys a prominent position within a lovely residential cul-de-sac off Craigend Road and within close proximity to Royal Troon Golf Club and the seafront. Troon town centre is around two miles distant and provides a plethora of boutique shops, bars and restaurants. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

TR1754 | Sat Nav: 3 Warrix House, Craigend Road, Troon, KA10 6HD

For the full home report visit www.corumproperty.co.uk

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

WE'RE **SOLD** ON
YOUR FUTURE



Corum Troon
29 Portland Street, Troon, KA10 6AA

Tel: 01292 310 010

Email: troon@corumproperty.co.uk

www.corumproperty.co.uk