



30 LANG ROAD, BARASSIE
TROON

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c o r u m



3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

An immaculately presented and extended detached villa in Barassie, with a spacious and stylish interior, landscaped gardens, a detached garage and off road parking.

30 Lang Road is an excellent example of a modern family home nestled within a popular residential area of Barassie. Set within generous landscaped garden grounds on a preferred plot, which include ample off road parking to the side, a detached garage and a garden room at the end of the rear garden, the property benefits from an incredible amount of outdoor space. The interior is presented in pristine condition with a wealth of extended accommodation that includes a luxury kitchen, an extended family room and a downstairs WC. There is a separate bathroom on the first floor, three large bedrooms with an en suite shower room in the master bedroom, and early viewing is highly recommended to fully appreciate the first class location and interior specification of this fantastic family home.

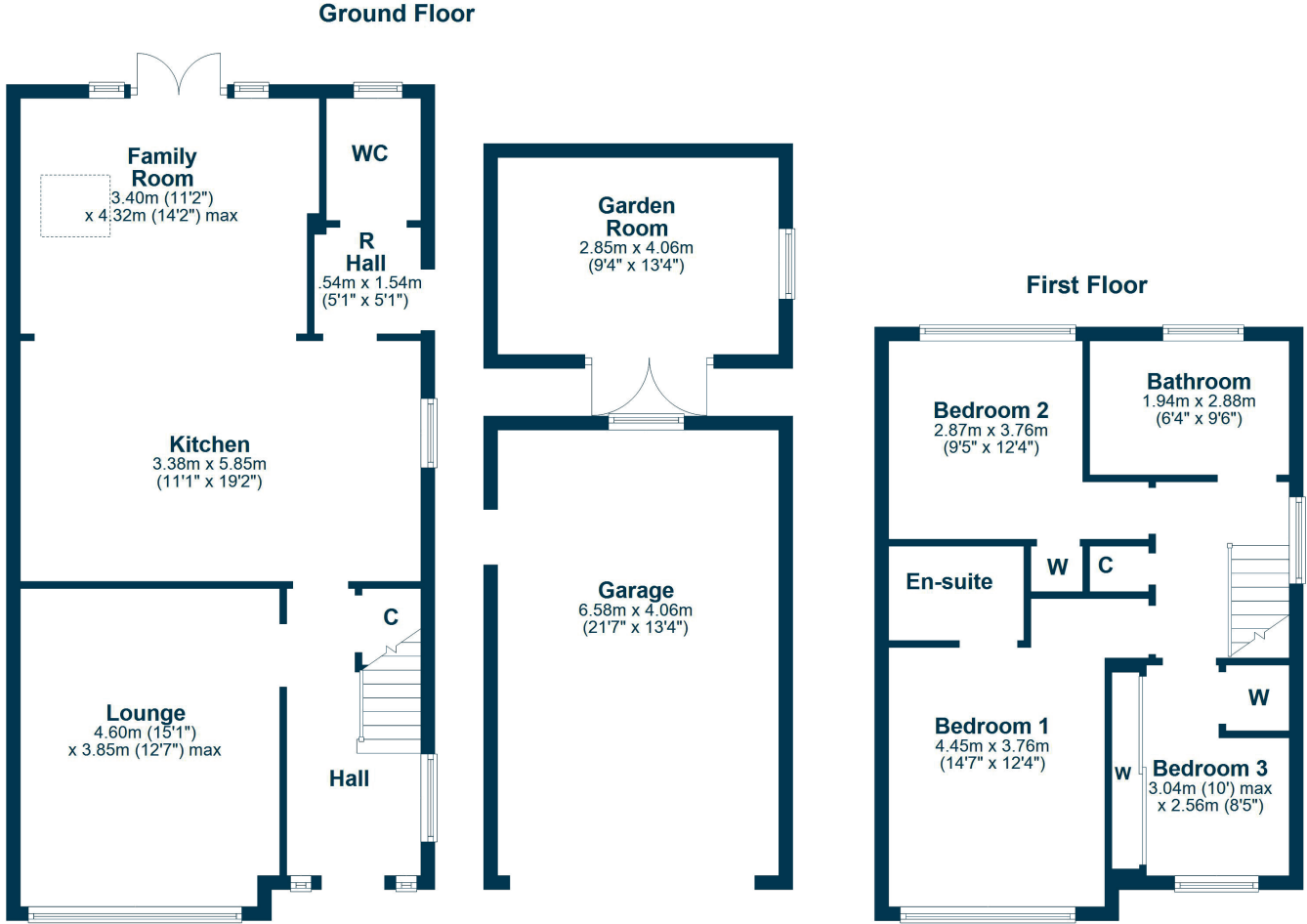
In more detail, the internal accommodation extends to an entrance hall with an under stairs storage cupboard, a spacious lounge, an impressive kitchen with a central island, integrated appliances and down lights leading into a dining room/family room that has been extended with French doors leading out to the rear garden and a Velux window adding additional light, a rear hall with a door to the side and a downstairs WC. On the upper floor there is loft access, storage, a large family bathroom suite and three large bedrooms, including two with fitted storage and one with a luxury en suite shower room. There is gas central heating powered by a combi-boiler, double glazing and quality floor coverings throughout.

Externally the front garden is laid mainly with decorative aggregate, with mature hedging and trees. There is access at the side round to a beautifully landscaped rear garden, that has a manicured lawn, a paved patio, a decked patio area leading to a garden room/ studio with light and power, decorative shrubs and pebbles. There is a one and a half sized detached garage with light and power and a driveway allowing off road parking for several vehicles.









Lang Road is within close proximity to a range of amenities including excellent schooling, shops and mainline rail links to Ayr and Glasgow. Also within close proximity is Barassie golf club and the seafront. Troon town centre is around one mile distant and provides a more comprehensive range of amenities including bars, shops and restaurants.

TR1741 | Sat Nav: 30 Lang Road, Barassie, Troon, KA10 6TP

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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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