



# 8 FULLARTON COURTYARD

## TROON

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1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

**An immaculately presented terraced cottage, set among gorgeous communal garden grounds in a sought-after residential area of Troon.**

Fullarton Courtyard is the original stables to Fullarton House, surrounded by gorgeous woodland walks and with an executive level of privacy at the end of Isle of Pin Road.

This almost semi-rural setting is close to the A78/M77 road network for swift commuting to Glasgow, Prestwick Airport, first class golf courses and only around 1.5 miles from all the amenities of Troon centre. There are fantastic manicured garden grounds that surround the courtyard as well as a picturesque country garden at its centre.

Number 8 is the former huntsman's lodge within the stables and is a deceptively spacious terraced cottage with ample storage, private garden areas and presented to the market in walk-in condition. The flexible living space and unique setting will appeal to a range of buyers and early viewing is highly recommended.

In more detail, the internal accommodation extends to an entrance hallway leading to a modern fitted bathroom suite, with a shower over the bath and a downstairs bedroom, with ample storage, including under stairs storage and a double wardrobe. On the upper floor there is a bright landing with a Velux window, a fitted kitchen with ample wall and base units, and an impressive lounge extending to over 18 ft. There are delightfully landscaped garden grounds around the courtyard, private parking and a lock-up garage that can be used for a car or additional storage.

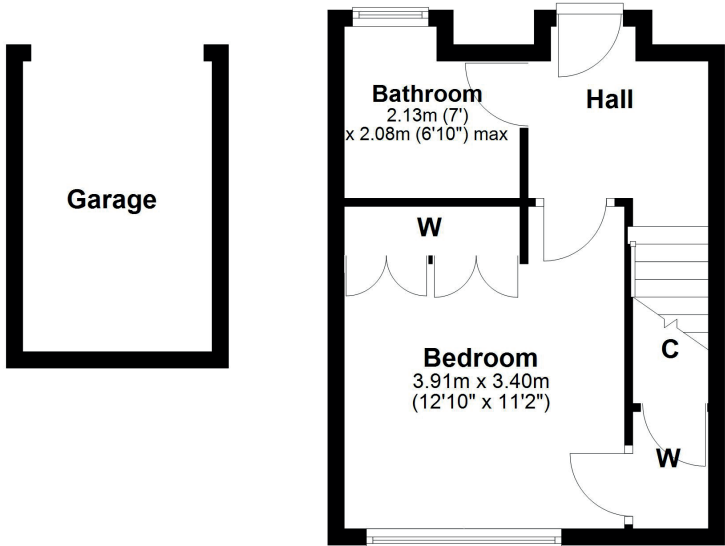




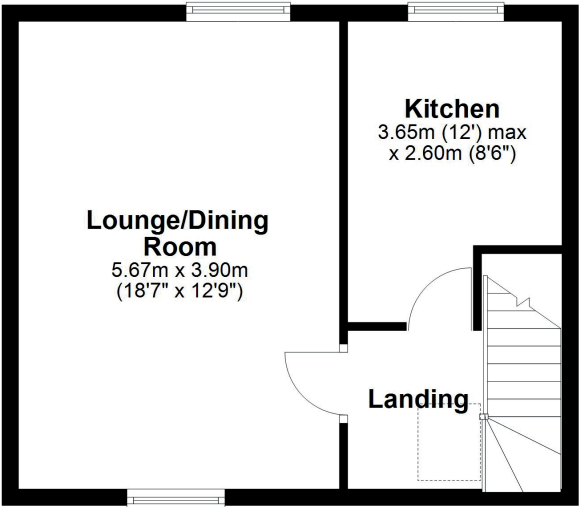




Ground Floor



First Floor



Fullarton Courtyard is one of Troon and South Ayrshire's most unique residential addresses. Nestled between the bustling town centre, open countryside and Royal Troon Golf Club, a regular host of the Open Championship, Fullarton Courtyard is perfectly positioned for easy access to a range of local amenities, including restaurants and bars, schools, boutique shops and leisure facilities. There are road and rail links to Glasgow and beyond, and Prestwick International Airport is only a short drive away.

TR2002 | Sat Nav: 8 Fullarton Courtyard, Troon, KA10 7HF

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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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