



# 6 MONKLANDS

TROON

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### 3 | BEDROOMS

### 1 | BATHROOM

### 3 | PUBLIC ROOMS

**Stylish and extended three-bedroom semi-detached villa in immaculate move-in condition, at the end of a desirable residential cul-de-sac in Barassie. Featuring a detached garage, south-east facing gardens with sun deck, a stunning open plan modern kitchen with integrated appliances, ground floor WC, lounge, open plan dining area, a separate family room. A superb home in a prime Troon location.**

Welcome to 6 Monklands, a beautifully presented and thoughtfully extended three-bedroom semi-detached villa, nestled towards the end of a peaceful residential cul-de-sac in one of Barassie's most sought-after addresses. This stylish home is in true walk-in condition, ideal for modern family living or those seeking generous indoor and outdoor space in a prime coastal setting.

The ground floor has been enhanced with a smart rear extension, now offering a useful WC and a bright, versatile family room with direct access to the garden - perfect for entertaining or relaxing. The spacious lounge flows through to an open plan dining area and kitchen, which features high-quality kitchen units, integrated appliances; including a five-burner gas hob, oven and grill, fridge/freezer, a wine cooler. It's a sleek design throughout. A standout feature is the quality timber flooring in the hallway, lounge, dining area and family room, adding warmth and elegance.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom complete with shower over bath. The layout is well-balanced for modern family life.

Outside, the south-east facing rear garden is a sunny haven, laid with lawn and finished with a stylish timber sun deck, ideal for morning coffee or evening dining. There is a driveway leading to a detached garage, which provides excellent storage or parking. Early viewing is essential to appreciate the space, light and location this home offers.





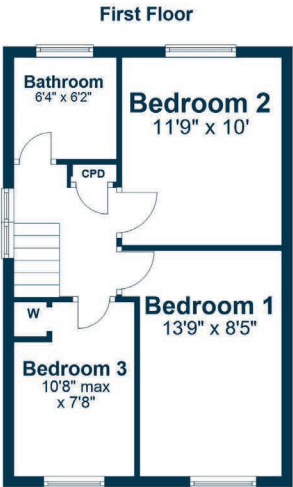












Located in the highly desirable coastal town of Troon, 6 Monklands enjoys a prime position in the peaceful and family-friendly area of Barassie. The home is a short distance to Barassie Train Station, offering regular services to Glasgow, Ayr and surrounding areas, ideal for commuters. Troon town centre is a short drive, where you'll find a fantastic selection of independent shops, cafes, and restaurants and Morrisons supermarket. Larger retail parks, including Heathfield Retail Park, are easily reached by car.

The property is less than a mile from Barassie beach, perfect for walks, water sports or simply soaking up the sea air. Golf enthusiasts will be spoiled for choice with several local courses nearby, including Royal Troon Golf Club, Barassie Links, and Lochgreen.

For active families, Troon offers excellent leisure facilities, including Troon Swimming Pool, and various sports clubs and outdoor parks. The A78 road link is minutes away, providing easy access to Ayr, Irvine, and the M77 to Glasgow.

**TR2023** | Sat Nav: 6 Monklands, Troon, KA10 6UR  
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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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