



## THE COTTAGE

23 CROSBIE ROAD, TROON

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A charming and beautifully appointed detached bungalow, nestled in a unique, private setting surrounded by Royal Troon's Old Course and Portland Golf Course.**

Set on a private plot at the end of Crosbie Road and immediately adjacent to Royal Troon, 'The Cottage' has an enviable position within one of Troon's most prestigious addresses. There is gated access directly out to the 17th and 18th holes of the Portland Course and there are views out across this beautiful links course from the lounge windows. This unique location is also within walking distance of the popular seafront, countryside and woodland walks, the amenities of the town centre, and within close proximity of the A77/M77 road network for swift commuting to Glasgow and surrounding districts. The property itself is set within generous and well-maintained garden grounds and offers an executive standard of on-the-level accommodation that will suit a range of buyers. The design of this fantastic home is also fully aware of its location, with large windows in every room maximising natural light and the open green space that surrounds it. There is also the potential to extend to current living space into the attic, subject to the normal local authority consents.

In more detail, the internal accommodation extends to an entrance hallway, entered by double French doors to the front, a bright, spacious lounge with dual aspect windows and an open fireplace, a separate dining area, a large fitted dining kitchen with ample wall and base units and a door leading out to the rear garden, a luxury fully tiled bathroom suite and three large double bedrooms, including a master bedroom with a four piece en suite bathroom. There is also loft access, four storage cupboards in the hallway and two of the bedrooms have built-in wardrobes.

Externally there is a driveway to the front, laid with decorative pebbles, and a delightful mixture of paved pathways, decorative shrubs, mature trees and a lawn that wraps around the side of the property. The rear garden has been hard landscaped with low-maintenance in mind and has a paved patio, decorative pebbles, shrubs and a summer house.

















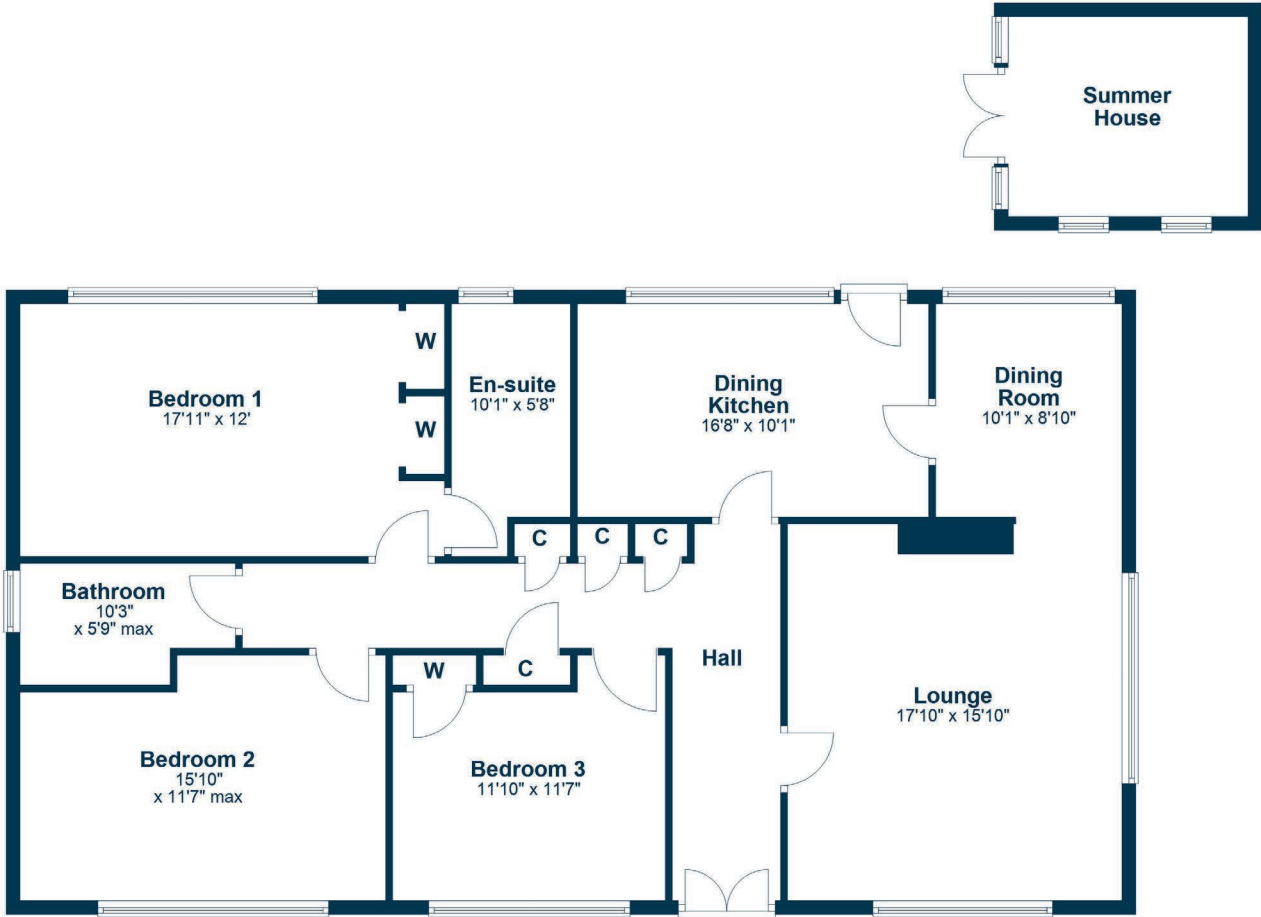








Floor Plan



Crosbie Road is one of Troon and South Ayrshire's most sought-after residential addresses. Nestled between the bustling town centre, the seafront and Royal Troon Golf Club, recent host of the Open Championship, the property 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.

**TR2030** | Sat Nav: The Cottage, 23 Crosbie Road, Troon, KA10 6HE

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





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