



19C CROSBIE ROAD
TROON

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4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

A rarely available and most impressive modern detached villa with westerly facing gardens perfectly positioned adjacent to Royal Troon Golf Club and the seafront.

The property represents an exceptionally rare opportunity to acquire one of the best positioned family homes to grace the local market in recent years. The property enjoys an enviable position between Royal Troon Golf Club and The Portland course with the beach and seafront a few minutes walk away.

Features and benefits include a fitted kitchen with integrated appliances, luxury sanitary ware including a fully tiled en-suite bathroom to the master bedroom and separate three piece shower room, double glazing, gas central heating with a 'Vaillant' boiler, alarm system, generous storage/wardrobe space and neutral decoration.

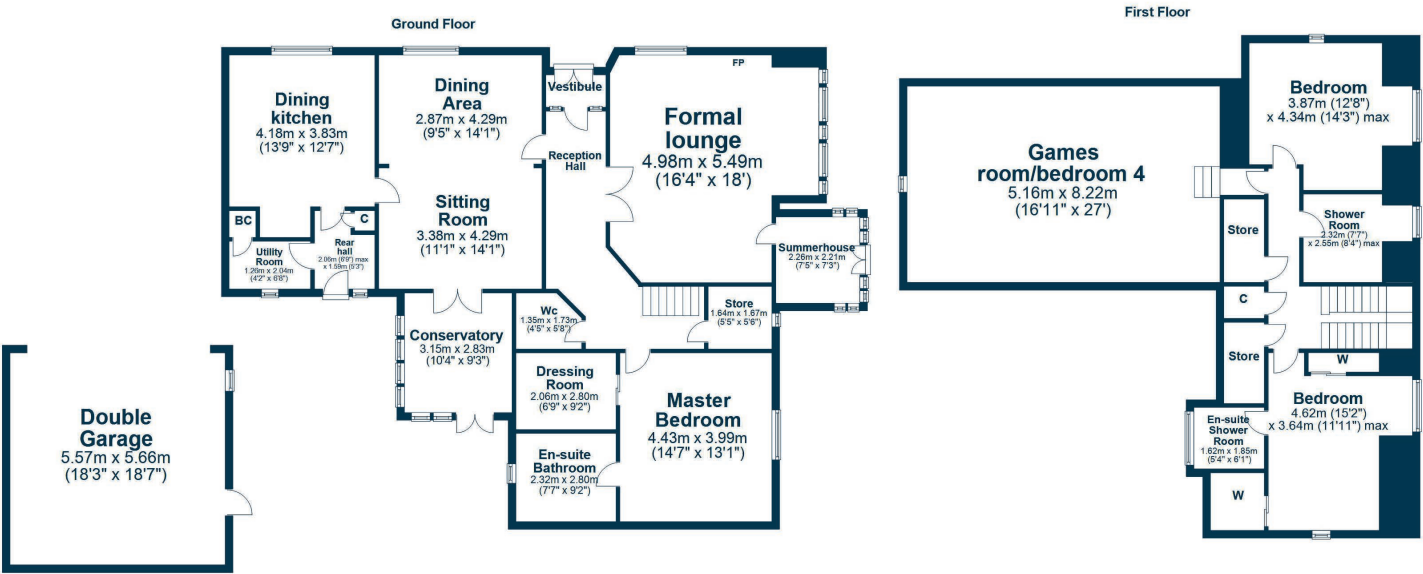
In summary the accommodation extends to, on the ground floor, an entrance vestibule, welcoming reception hallway with two piece wc off, formal lounge with feature fireplace, dining room open plan to the sitting room, conservatory, master bedroom with en-suite bathroom and dressing room, dining kitchen, rear hall, useful utility room and summerhouse. Upstairs there is a spacious landing, two well proportioned double bedrooms (one with en-suite shower room), games room/fourth bedroom and three piece shower room.

Externally the property is approached via a privately owned block paved driveway providing space for several vehicles and culminating in the detached double garage with automatic up and over door and courtesy door to the side. The westerly facing garden is predominantly laid to lawn with shrubbery borders and patio area.









Crosbie Road is a highly sought after residential location sandwiched between the fairways of Royal Troon and Portland and a short stroll from the seafront with the isle of Arran providing a stunning back-drop. Troon town centre is around two miles distant and provides a plethora of boutique shops, bars and restaurants while for the commuter there are first class road and rail links to Ayr and Glasgow.

TR2070 | Sat Nav: 19C Crosbie Road, Troon, KA10 6HE

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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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