



23 COYLE PARK
TROON

www.corumproperty.co.uk


c o r u m



- 4 | BEDROOMS
- 2 | BATHROOMS
- 1 | PUBLIC ROOM

A beautifully presented and thoroughly modern detached family villa nestled within a quiet cul-de-sac, with a wealth of accommodation, off road parking, a detached garage and delightful south facing rear garden grounds.

Coyle Park is a delightful cul-de-sac set within a popular area in the seaside town of Troon, consisting of similarly styled executive detached homes with generous plots and private gardens. Number 23 is situated at the end of the cul-de-sac and is a truly immaculate example of a family villa, with a wealth of living space on the ground floor and four bedrooms on the upper floor. There is also a family bathroom suite, an en suite shower room off the master bedroom, a separate downstairs WC and an extended luxury kitchen that has been opened up into the original dining room to create a fantastic open plan space. The interior is complimented perfectly by stunning garden grounds that include a professionally designed mixture of hard and soft landscaping, a summer house, two garden sheds, a greenhouse and there is ample off road parking, with a detached garage to the side that includes a workshop with light and power.

In more detail, the internal accommodation extends to an entrance hall, a downstairs WC, a spacious and bright lounge with a window to the front and French doors to the rear garden, and a luxury kitchen with under stairs storage, an island, integrated appliances, Quartz worktops, a door to the rear and space for dining and a sitting area. On the upper floor there is loft access and a storage cupboard off the landing, a luxury family bathroom suite with a shower over the bath, a master bedroom with fitted wardrobes and an en suite shower room, a bedroom that has fitted wardrobe space, currently set out as a dressing room, and two further bedrooms.

Externally the gardens are real feature of this home, with landscaped gardens to the front that include a monoblock driveway highlighted by lawn and decorative edging. There is a detached garage at the side with an electric up-and-over door with a section split into a home workshop that has light, power and a water supply. There is also gated access at the side round to a professionally landscaped south-facing garden, that has composite decking, lawn, mature trees, decorative shrubs, decorative aggregate, a paved patio, a summer house with light and power, two garden sheds and a greenhouse.

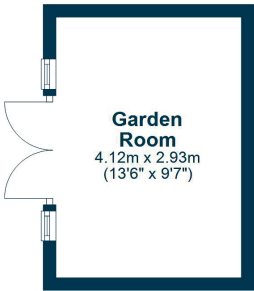




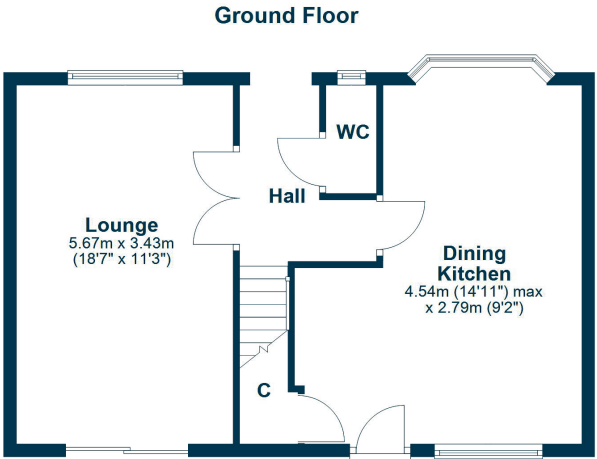






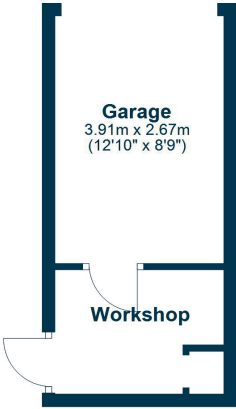


Garden Room
4.12m x 2.93m
(13'6" x 9'7")



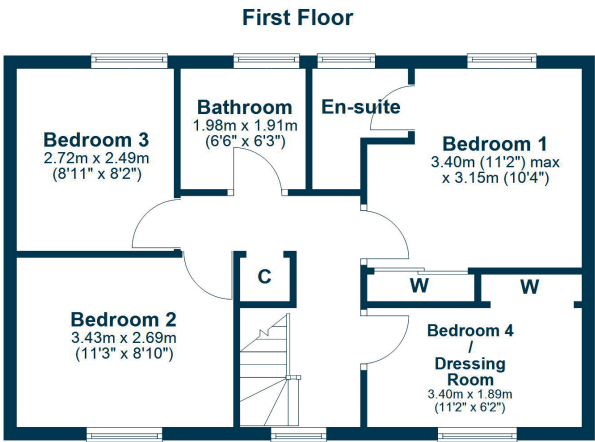
Lounge
5.67m x 3.43m
(18'7" x 11'3")

Dining Kitchen
4.54m (14'11") max
x 2.79m (9'2")



Garage
3.91m x 2.67m
(12'10" x 8'9")

Workshop



Bedroom 3
2.72m x 2.49m
(8'11" x 8'2")

Bathroom
1.98m x 1.91m
(6'6" x 6'3")

En-suite

Bedroom 1
3.40m (11'2") max
x 3.15m (10'4")

Bedroom 2
3.43m x 2.69m
(11'3" x 8'10")

Bedroom 4 / Dressing Room
3.40m x 1.89m
(11'2" x 6'2")

Coyle Park is a delightful and quiet residential area situated in between the popular seafront towns of Troon and Barassie. There is a regular rail service to Glasgow and surrounding districts and the seashore is only a short walk away. A comprehensive range of amenities can be found in Troon town centre, including schools, shops, restaurants and bars, supermarkets and leisure facilities. South Ayrshire more generally is home to Royal Troon, a regular host of the Open, other championship golf courses and Prestwick International Airport, with regular flights to destinations throughout Europe.

TR2015 | Sat Nav: 23 Coyle Park, Troon, KA10 7LB

For the full home report visit www.corumproperty.co.uk

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



WE'RE **SOLD** ON
YOUR FUTURE



Corum Troon
29 Portland Street, Troon, KA10 6AA

Tel: 01292 310 010

Email: troon@corumproperty.co.uk

www.corumproperty.co.uk