

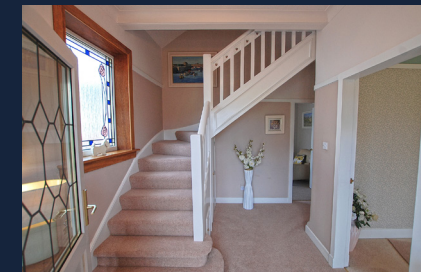


"FAIRWAYS" NO 22 GOLF CRESCENT, TROON KA10 6JZ





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“FAIRWAYS” – A highly desirable Traditional Detached Bungalow enjoying an enviable position on Golf Crescent with panoramic views over Troon Links Golf Course. This beautifully presented home is set amidst picturesque mature gardens with the rear garden in particular inviting one to enjoy the delightful outdoor space when weather permits.

Internal viewing reveals a stylish home over 2 levels, entered through the welcoming twin storm doors/ vestibule onto a charming reception hall, staircase ahead leading to upper apartments whilst the ground floor corridor style hallway leads to a formal bay windowed lounge enjoying splendid golf course views, separate dining room (patio doors onto delightful rear gardens/patio), family/living room with stylish modern kitchen off – well equipped with integrated appliances, two double bedrooms (Nos 1 & 2- one front facing & one rear) and the main bathroom off the hallway. On the upper level, the “master” bedroom (No 3) with stylish integrated storage and a 4 piece en-suite, whilst a useful study and small boxroom are also provided.

The specification includes both gas central heating and double glazing. EPC – E.

Mature private gardens are situated to the front & rear, neatly presented, reflecting the owners keen interest in same with a sheltered rear patio and small summer house also featured. The private “horseshoe shaped” driveway provides convenient in/out access to the front of the property whilst also leading to the detached garage at the rear.

In our view ...an exceptionally rare opportunity to acquire a most desirable Detached Bungalow which enjoys enviable golf course views, whilst also providing flexible 6 plus Apartment accommodation, of broad appeal. Internal Viewing is invited by contacting BLACK HAY ESTATE AGENTS on 01292 283606 (outwith normal office hours/over this weekend you can telephone 07870 255797 to arrange a private viewing appointment).

To discuss your interest in “FAIRWAYS” please contact Graeme Lumsden, our Director/Valuer, who is handling this particular sale – 01292 283606 or gpl@blackhay.co.uk The Home Report is available on request. The Property Movie/Virtual Tour for this property can be viewed exclusively on our blackhay.co.uk website.



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ROOM SIZES

RECEPTION HALL
11' x 7' 11"
(plus 3' 5" x 21' 8")

LOUNGE
16' 6" x 13' 10"
(former size into bay window)

DINING ROOM
12' 10" x 11' 9"

FAMILY ROOM
12' 11" x 12' 11"

BREAKFASTING KITCHEN
8' 10" x 12' 11"

BEDROOM 1
12' 9" x 11' 3"

BEDROOM 2
10' 10" x 9' 11"

BEDROOM 3
15' 7" x 15'
(sizes to T-shape only – note, coombed ceiling)

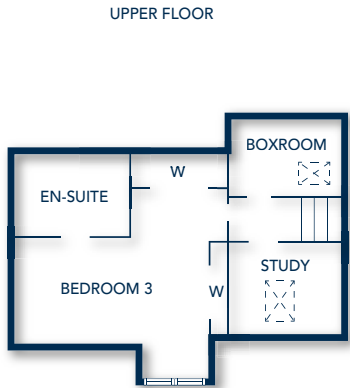
STUDY
8' 4" x 8' 2"
(note- coombed ceiling)

BOXROOM
6' 7" x 8' 11"
(note- coombed ceiling)

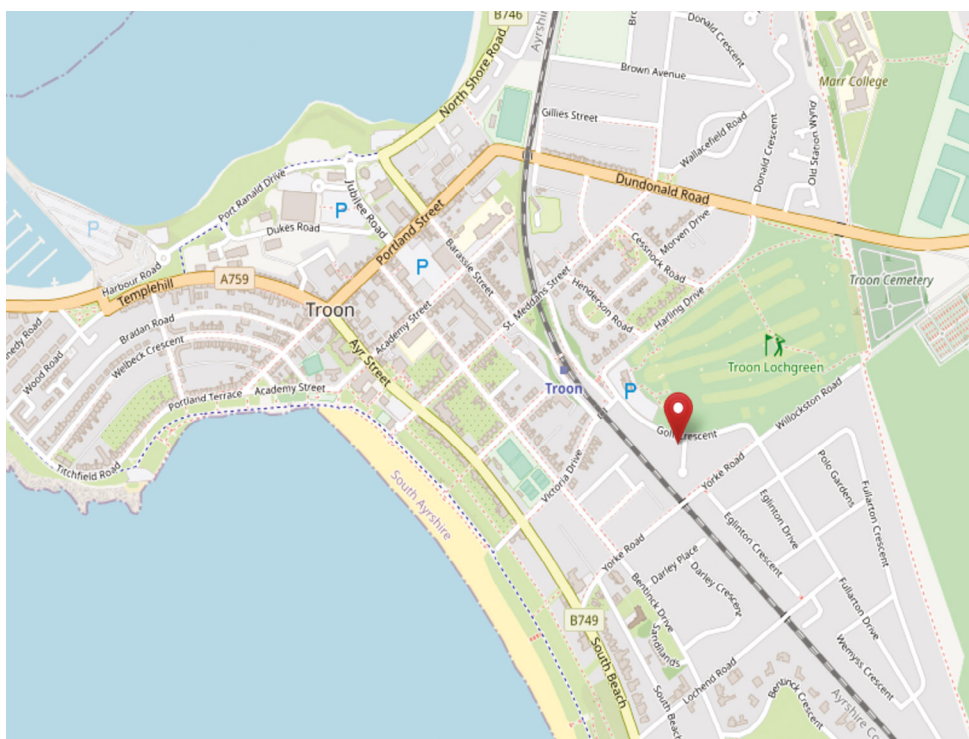
BATHROOM
5' 4" x 6' 7"

EN SUITE
8' 11" x 6' 11"
(note- coombed ceiling)

FLOORPLAN



Floorplans are indicative only - not to scale.
Produced by Plush Plans Ltd



VIEWING - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606.

HOME REPORT - The Home Report is available from BLACK HAY Estate Agents own website - blackhay.co.uk (simply search for this particular property then scroll down the page for the Home Report Tab, click on and the PDF/Electronic Version Home Report will open).

INTEREST/OFFERS - If you are interested in this particular property and considering making an offer please contact BLACK HAY Estate Agents on 01292 283606 and we can advise you further.

DISCLAIMER - Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

blackhay.co.uk

BLACK HAY

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1930's 1940's 1950's 1960's 1970's 1980's 1990's 2000's 2010's