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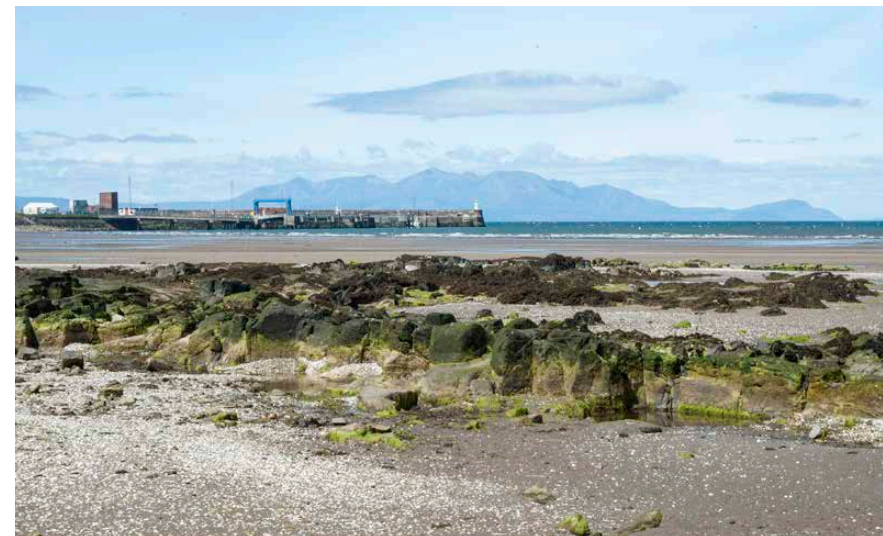
15 Peacock Meadow

BARRASSIE, TROON, SOUTH AYRSHIRE, KA10 7FW



This stunning property at Peacock Meadow is situated in the popular Earl's Green Development and close to the scenic coastal town of Barassie Troon and just minutes from some of Scotland's most beautiful beaches which provide spectacular views of Arran and Ailsa Craig on the Firth of Clyde, while the internationally-famous Royal Troon Golf Course, which hosts the Open Championship, is a short drive away.

The town itself includes all the facilities that a family needs for an aspiring lifestyle and caters for your everyday needs with good local shops, supermarkets, restaurants, hotels, and a wide range of recreational facilities. Earl's Green is in the catchment area for St. Patrick's and non-denominational Struthers Primary Schools, while high schools include Marr College and, further afield, Queen Margaret's in Prestwick, all of which have very good reputations.

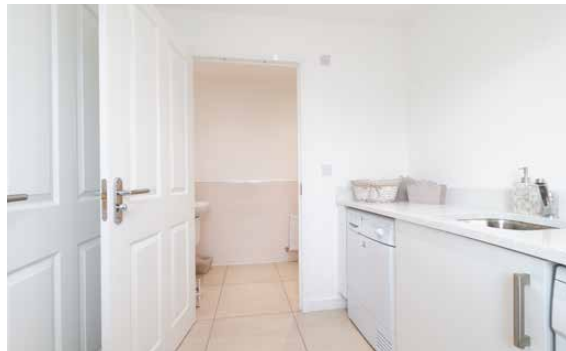


McEwan Fraser Legal are delighted to offer this highly impressive family home to the marketplace. This stunning detached 4 bedroom detached villa greatly benefits from its central location, within the popular Earl's Green development and close to the scenic coastal town of Barassie Troon and boasts a contemporary, open-plan living space to the ground floor, along with modern en suite shower rooms to bedrooms 1 and 2.

Entry is gained through Reception Hallway, where it is immediately clear to see the property has been finished to a high specification. This area hosts a handy under-stairs utility cupboard.

The impressive formal lounge allows for almost any furniture configuration due to its size and is flooded with natural light via a large double window with aspect over the front garden.



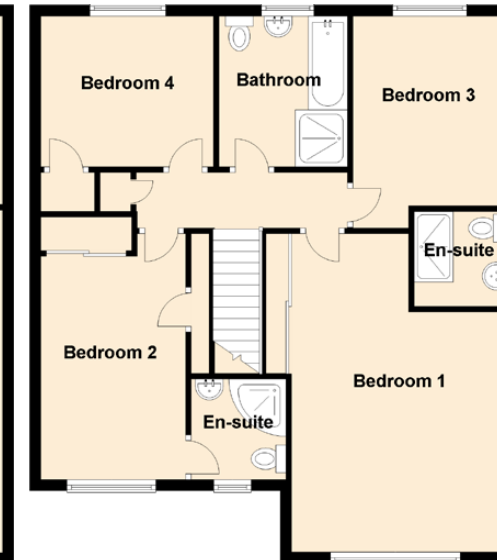
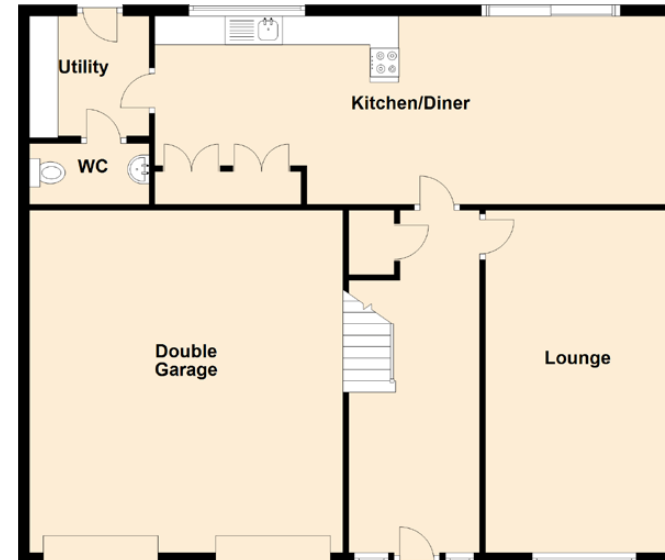


At the heart of this family home is the real versatility of space provided by way of the modern kitchen/dining area which boasts an array of stylish modern floor and wall units with striking Granite worktop surfaces which provides a fashionable and efficient workspace. The kitchen has many more upgrades including stunning floor coverings which have been colour matched with kitchen units. It further benefits from an integrated oven, hob, extractor fan, fridge freezer, dishwasher and microwave. The adjoining dining area is also sufficient in size to house a large dining room table and chairs with feature patio doors leading into the garden making this the ideal property for entertaining. Situated just off the kitchen lies the spacious utility room which offers additional floor and wall units with matching granite worktop. Access to both a convenient downstairs cloakroom, complete with modern Roca sanitaryware and the private rear garden is taken from this room.

The first floor features an impressive, front-facing master bedroom which boasts a modern en-suite shower room, complete with quality Roca sanitaryware. Bedroom 2 is also front-facing and benefits from an en suite and

shower enclosure. The third and fourth bedrooms are located towards the rear of the property and are served by a contemporary family bathroom, which includes both a shower and bath, along with stylish ceramic tiling.

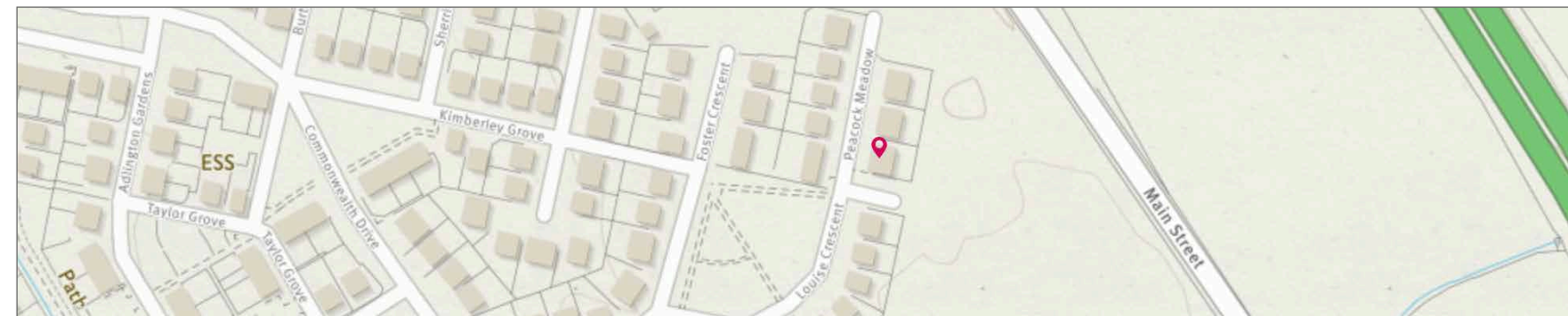




Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	9.10m (29'10") x 3.30m (10'10")
Lounge	6.00m (19'8") x 3.30m (10'10")
Utility	2.20m (7'3") x 2.10m (6'11")
WC	2.10m (6'11") x 1.10m (3'7")
Double Garage	6.00m (19'8") x 5.50m (18'1")
Bedroom 1	5.70m (18'9") x 3.80m (12'6")
En-suite	1.70m (5'7") x 1.60m (5'3")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
En-suite	1.80m (5'11") x 1.80m (5'11")
Bedroom 3	3.80m (12'5") x 2.70m (8'10")
Bedroom 4	3.10m (10'2") x 2.80m (9'2")
Bathroom	2.70m (8'10") x 2.30m (7'7")

Gross internal floor area (m²): 157m²
EPC Rating: B





Externally, the generous garden grounds mirror the excellent condition internally with Private front and rear garden grounds with an additional section of land situated outside the boundary wall. Monobloc parking at the front sufficient for 3-4 cars which leads to substantial double garage for additional peace of mind. Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round.

This is an extremely CONTEMPORARY and SPACIOUS design, providing generous living space throughout with a quality finish and is not expected to dwell long on the market.



Solicitors & Estate Agents

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