




McEwan Fraser Legal

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21 Hunter Crescent

TROON, SOUTH AYRSHIRE, KA10 7AH

AREA TROON

SOUTH AYRSHIRE

The property is located in the popular coastal town of Troon, which caters for your everyday needs with good local shops, supermarkets, restaurants, hotels, schools, services and a wide range of recreational facilities. Troon boasts two beaches with beautiful walks, cycling paths, play parks and safe bathing areas.

Troon is iconic for golf and is proudly home to eight golf courses with Royal Troon hosting the 'Open' Championships every seven years.

The town has mainline train links with Ayr in the south and Glasgow in the north. Glasgow takes forty minutes, with several trains every hour, making it an ideal commuter town. The A77/M77 has undergone a major refurbishment programme that provides an easy commute to Ayr, Kilmarnock, and Glasgow in the north. In addition, five miles away, Glasgow Prestwick International Airport provides regular flights to Ireland and the rest of Europe.



21 HUNTER CRESCENT

SOUTH AYRSHIRE, KA10 7AH

Part Exchange Available. If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination! Having an eye for style and quality, the current owners have renovated this villa to the highest of standards. This beautifully presented and individually designed three/four bedroom detached villa is particularly picturesque example of contemporary living.

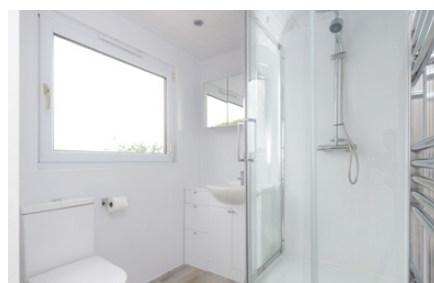
The perfect marriage of modern splendour and quality fixtures & fittings throughout; all fall under the spell. Split over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.

Its luxurious fixtures & fittings give a glimpse of the quality features throughout. The formal lounge is flooded with natural light from the window to the front aspect and the doors the rear, where you can 'invite outside in' - this room is the perfect place to unwind after a hard day! The kitchen has been professionally fitted to include a range of floor and wall mounted units with a striking work surface- it also offers quality fixtures & fittings and complimented with a host of integrated appliances. Another impressive room is the formal dining room and is often used for hosting dinner parties- giving you the chance to impress your guests with your culinary skills- it's easy to imagine the fabulous evenings and good company the magnificent space has played host to. This room could easily be transformed into an additional double bedroom, depending on the purchasers needs and requirements. One of the double bedrooms is already pleasantly positioned on this level with a tastefully decorated theme on a bright and fresh layout this room offers lots of space to accommodate a range of furniture configurations and space for additional free-standing furniture if required.

An added bonus is the study/single bedroom also situated on the ground floor and will be useful for those requiring working from home arrangements. A luxury shower room completes the accommodation on this level. The crisp and contemporary styling continues onto the first floor where you will find two bright and airy well appointed bedrooms, both further complemented with envious ensuites. This property is extremely versatile and will appeal to those with a creative imagination.

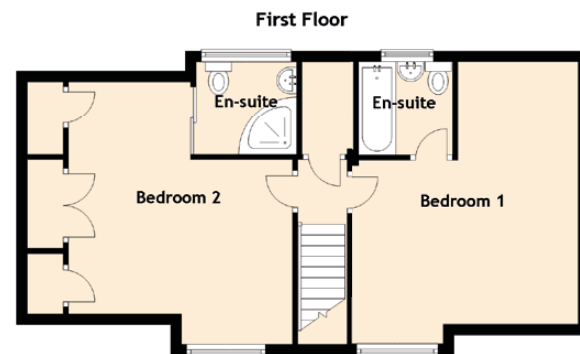
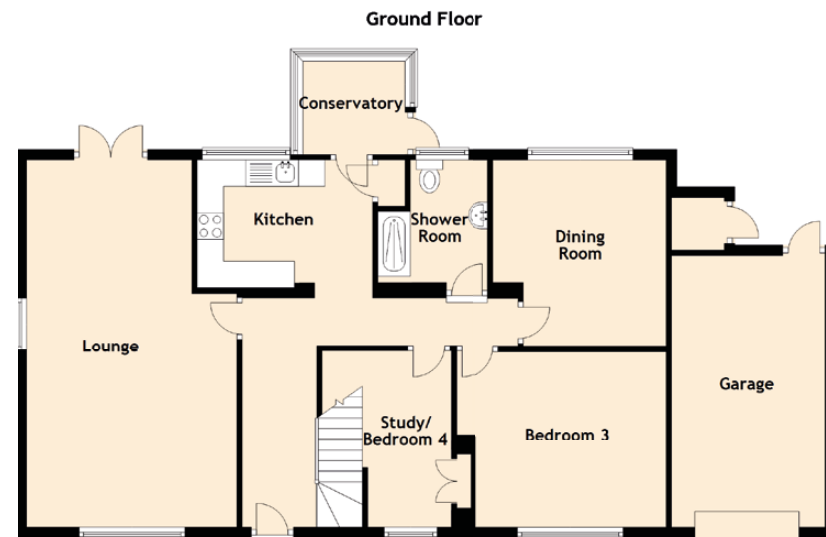
Externally, the generous garden grounds complete this beautiful home. The well-maintained garden grounds to the front and rear are a sheer delight, especially in summer months. Off-road parking is provided to the front with a garage to the side. Double glazing and gas central heating is provided throughout to create a warm, yet cost-effective way of living all year round.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



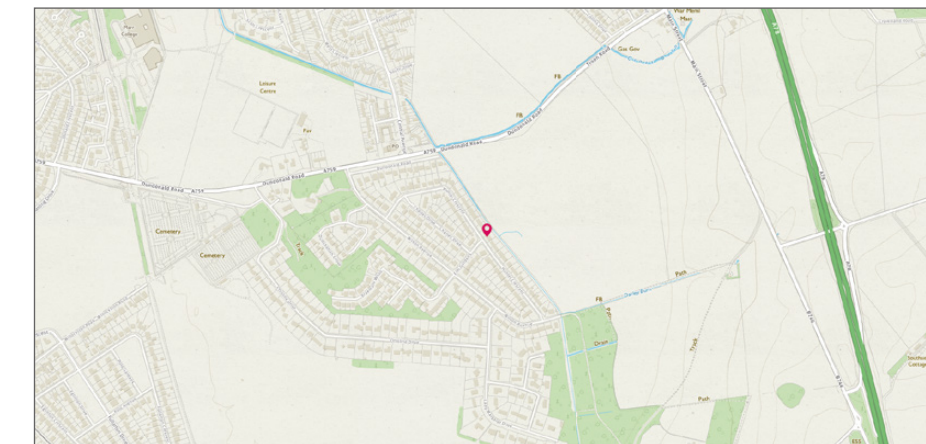
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	6.98m (22'11") x 3.99m (13'1")
Kitchen	3.33m (10'11") x 2.42m (7'11")
Dining Room	3.53m (11'7") x 3.29m (10'10")
Bedroom 3	3.99m (13'1") x 3.34m (10'11")
Study/ Bedroom 4	3.35m (11') x 2.46m (8'1")
Conservatory	1.94m (6'4") x 1.77m (5'10")
Shower Room	2.91m (9'7") x 2.10m (6'11")
Garage	5.17m (17') x 2.91m (9'7")

First Floor	
Bedroom 1	5.00m (16'5") x 4.30m (14'1")
En-suite	1.80m (5'11") x 1.78m (5'10")
Bedroom 2	4.41m (14'6") x 4.10m (13'5")
En-suite	1.91m (6'3") x 1.77m (5'10")

Gross internal floor area (m²): 132m² | EPC Rating: C

Extras (Included in the Sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





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