



17 Kimberley Grove, Troon

In Excess of £280,000

DONALD
ROSS
RESIDENTIAL



17 Kimberley Grove

Troon

Modern 4-bed detached villa in a sought-after Troon location with en-suite, landscaped garden, garage & driveway. Ideal family home close to schools and local amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Entrance hallway leading to the lounge and first floor
- Generously proportioned lounge perfect for family living and entertaining
- Stylish open-plan dining kitchen with French doors leading to the rear garden
- Separate utility room providing additional storage and laundry space
- Handy downstairs WC, ideal for guests and everyday convenience
- Four spacious double bedrooms
- Contemporary en-suite shower room to the principal bedroom
- Modern family bathroom
- Beautifully landscaped rear garden, private driveway, and garage
- Ideally located in a sought-after, family-friendly neighbourhood close to excellent local schools and amenities

























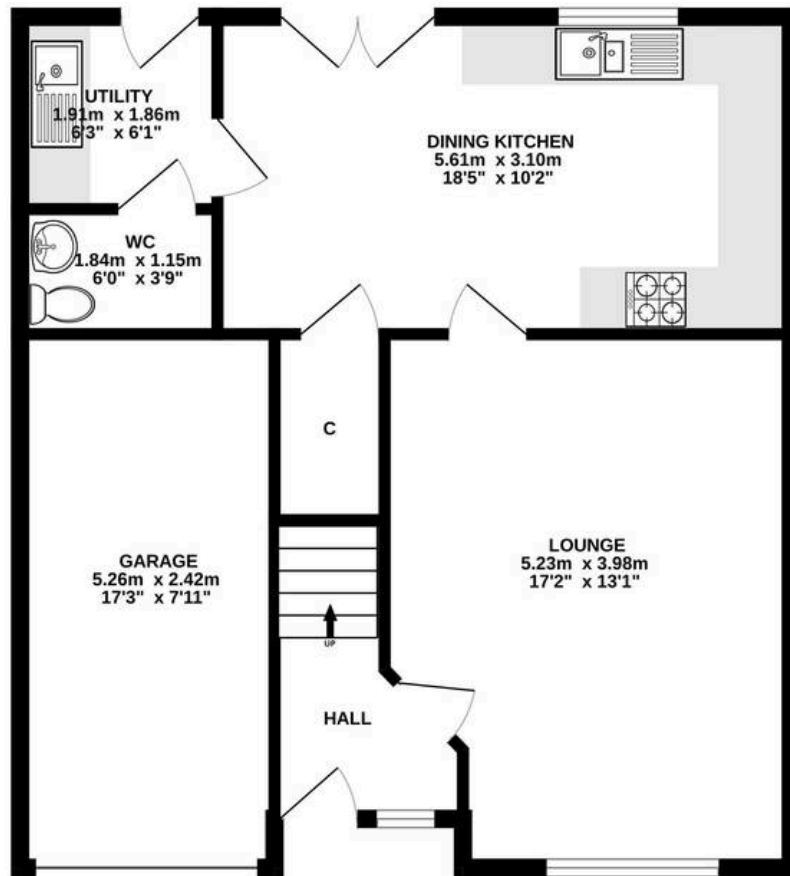




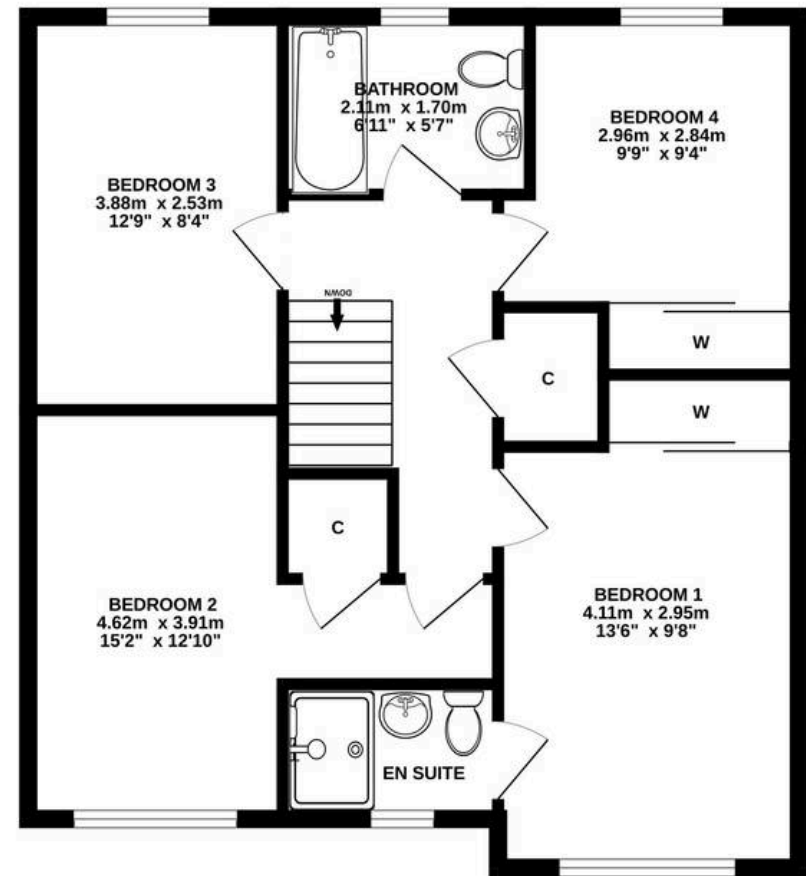




GROUND FLOOR



1ST FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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