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make yourself a home

49 Gailes Road

Troon, KA10 6TB

Signature

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Simply stunning. This fully detached bungalow is sure to appeal to those seeking the 'on the level' lifestyle or the modern family who craves living space. The immediate area is perfectly suited to those who enjoy the beach lifestyle, or perhaps commute to Ayr, Glasgow and beyond. The accommodation is pristine throughout, comprising formal lounge, large dining kitchen, office, toy room, three bedrooms, and two bathrooms. Externally the property enjoys generous gardens to the front with off street parking. To the rear the garden is stunning, laid to lawn with raised composite decking and west facing aspects.

Joe Gilligan
Director





Into more detail the entrance hallway immediately creates the feeling of space and a welcoming atmosphere. The formal lounge is stunning with modern décor and tones. The fireplace provides a lovely focal point to the room whilst the French doors allow access directly to the decked area.

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There is no doubt the family gatherings will happen in the wonderfully designed dining kitchen. This truly is an area for all the family to meet and enjoy. The velux windows allow for plenty of natural light and even close themselves if the great Scottish weather takes a turn. (go ahead and ask the owner to show them work, it's pretty impressive).

Off the dining area there is an office ideal for the modern lifestyle. The current owners have also added a room currently used as a toy room. The kitchen itself is designed and installed by the highly reputable Wren, and comes fully stocked with a number of integrated appliances and centre island display. Off the kitchen there is a utility area and access to the garden.

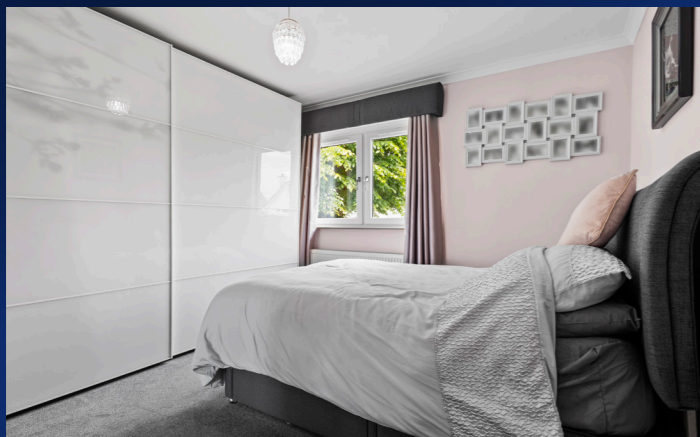
There are three good-sized double bedrooms, and two bathrooms. The main bathroom is stunning with large roll top bath, finished to stylish tiling fixtures and fittings.

Externally the property features off street parking to the front for 3-4 cars with a small section of lawn. To the rear the garden is west facing, laid mainly to lawn with raised decking area (with custom glazing) ideal for summer dining. The patio area is perfectly located to the BBQ area, whilst the garage sized shed offers brilliant storage.



The loft space offers fantastic storage; accessed via a pull down ladder. There is an option to develop the upper space subject to consents.

49 Gailes Road





49 GAILES ROAD

TROON, KA10 6TB

Detached Bungalow

Flexible Layout

3 Bedrooms

Spacious Formal Lounge

Dining Kitchen

Utility Room

Off Street Parking

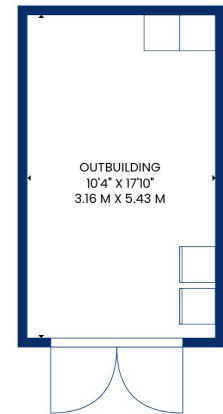
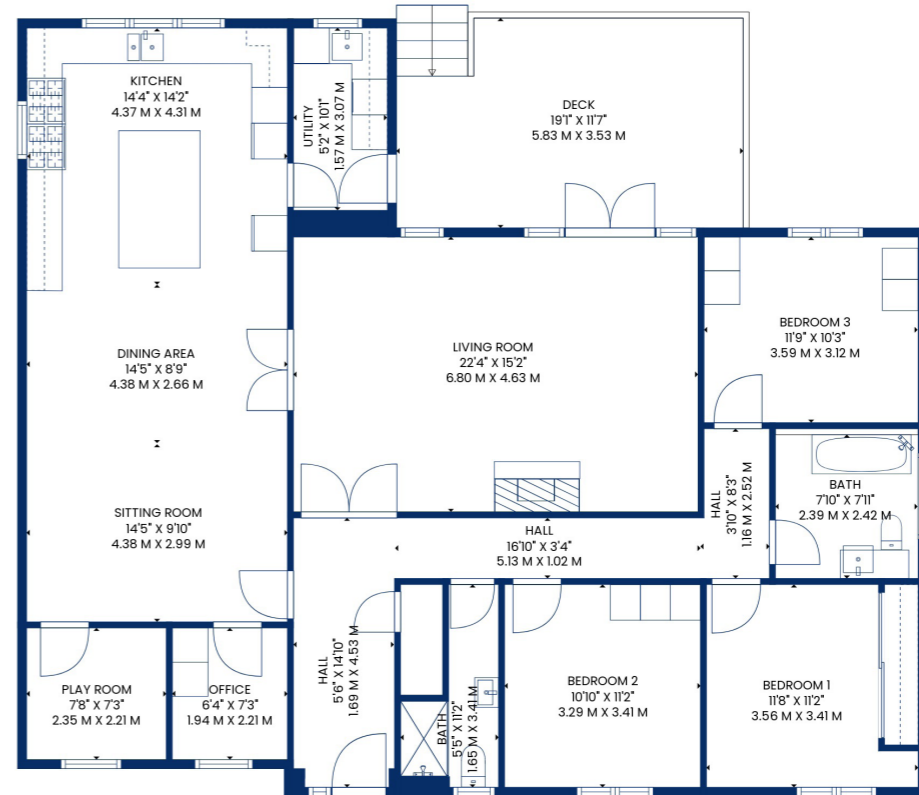
Close To Schools

Pristine Condition

Beachfront 300 yards away.

Close to Barassie Train Station







Situation

Troon is popular for its sandy beaches, marina, world class golf courses and excellent transport to links to Ayr, Glasgow and beyond. Troon itself offers excellent town centre shopping, with trendy coffee shops, bars and restaurants. There are a number of primary and secondary schools within the greater Troon area. Barassie train station (short walk) provides a regular service to Ayr, Glasgow and beyond.

For Sat Nav purposes the postcode is KA10 6TB

EPC rating: **C**

Council tax band: **E**

SQM: **155**

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