



*Luxury Bungalows and Detached Family Homes*



LYNCH HOMES



CONTEMPORARY  
LIVING IN A DELIGHTFUL  
LOCATION

Sundrum - Kitchen/Family/Dining





Ladybank - Family/Dining

## WALK IN AND START LIVING

# LYNCH HOMES

Lynch Homes, established in 1971, has a well-earned reputation for building beautiful, luxury, affordable homes. The family run firm has been market leader in the development of quality housing for many years and we pride ourselves on our attention to detail and innovative developments.

Based in Ayrshire, Lynch Homes operate throughout Central Scotland and focuses on small to medium sized housing developments.

Lynch Homes are renowned for our build quality, generous specification and delivering "walk in and start living" properties.

With a varied choice of kitchens, bathrooms and fittings, each and every Lynch home is uniquely designed around you and the way you live.

## Area & Amenities

Situated in a quiet, residential area of this scenic coastal town, The King's is just minutes from some of Scotland's most beautiful countryside including Fullarton Woods, yet Troon's excellent road, bus and rail network provides quick and convenient links for commuting, while the town itself includes all the facilities that a family needs for an aspiring lifestyle.

Barassie Railway Station is just a short walk from The King's providing regular links to Glasgow, Prestwick Airport, Ayr and Irvine, while Troon Railway Station is almost equally convenient.

The nearby Port of Troon will offer regular crossings to Arran. Within easy walking distance is the town centre and both Troon and Barassie beaches which provide spectacular views of Arran and Ailsa Craig on the Firth of Clyde. Kilmarnock (Barassie) Golf Course, an Open qualifying course, is a short walk away while the internationally-famous Royal Troon Golf Course, which hosts the Open Championship, is a short drive away.

The King's is in the catchment area for St. Patrick's and Struthers Primary Schools, while secondary schools include Marr College and, further afield, Queen Margaret Academy in Ayr, all of which have high achieving reputations. Nearby, Wellington School offers private education for all age groups with direct transport from Troon. In addition to a number of private nursery schools which provide excellent day care, five of Troon's primary schools have affiliated nurseries.

Historical attractions abound within easy driving distance, including Culzean Castle and Country Park, Burns National Heritage Park, Dundonald Castle, Rozelle Park and McLaurin Gallery. Troon has a host of sporting venues including a swimming pool, a sailing club, angling club, youth centre, leisure clubs and, of course, Troon and the wider area's renowned golf courses.

Troon also has a number of wonderful restaurants including the 5 star Lochgreen House Hotel & Spa, Highgrove House Hotel, Lido, Scott's, The Old Loans Inn and a wide variety of others.



Scott's Restaurant at Troon Yach Haven



Marr College



Royal Troon Golf Club



A full-page photograph of a sunset over a rocky beach. The sky is filled with orange and pink clouds, and the sun is low on the horizon. The water is calm, reflecting the colors of the sky. In the background, a range of mountains is visible under a hazy sky. The foreground shows a rocky beach with small pools of water.

—  
A WONDERFULLY  
SCENIC PLACE TO  
CALL HOME  
—

Troon/Barassie Beach with view to Arran



LYNCH HOMES



**The Afton**  
3 Bedroom Semi-Detached



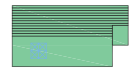
**The Culroy**  
3 Bedroom Semi-Detached



**The Culzean**  
3 Bedroom Detached Bungalow



**The Darley**  
3 Bedroom Semi-Detached



**The Ladybank**  
4 Bedroom Detached Bungalow





# THE KING'S

## TROON

### *The King's*

The King's is an exclusive new collection of 35 beautifully designed luxury homes featuring three, four, five and six bedroom houses together with three and four bedroom bungalows.

This exciting new development is carefully situated on the rural green edge of Troon, nestled within an attractive, peaceful and tranquil setting, with stunning views over open fields. Just a stone's throw away from the beach and a 4-iron from the links, it's the perfect place for you to call home.

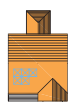
Your home at The King's will benefit from an exceptional level of specification and attention to detail with products and suppliers chosen from some of the most prestigious brands available.

These stunning homes boast beautiful stone features to the front elevation, spectacular garden rooms, cathedral style windows, stylish bi-fold doors, open plan kitchen and living areas, a place that truly allows you to bring the outside in.

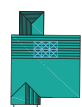
This location has everything a family needs for an aspiring lifestyle.



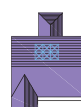
**The Machrie**  
4 Bedroom Detached Home



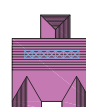
**The Newark**  
4 Bedroom Detached Home



**The Sundrum**  
5 Bedroom Detached Home



**The Turnberry**  
6 Bedroom Detached Home



**The Waverley**  
6 Bedroom Detached Home





*The Afton*



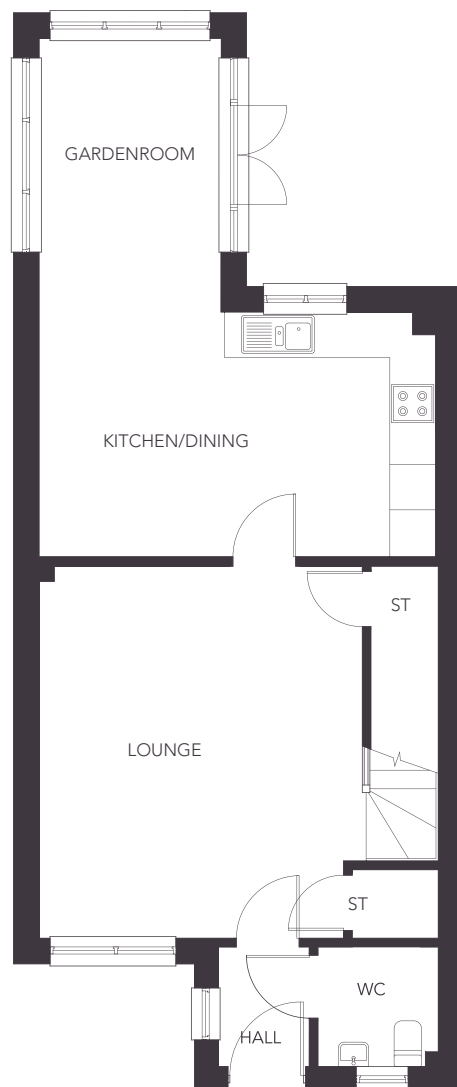
# The Afton

3 Bedroom Semi-Detached Home

Total Area  
1053 sq ft

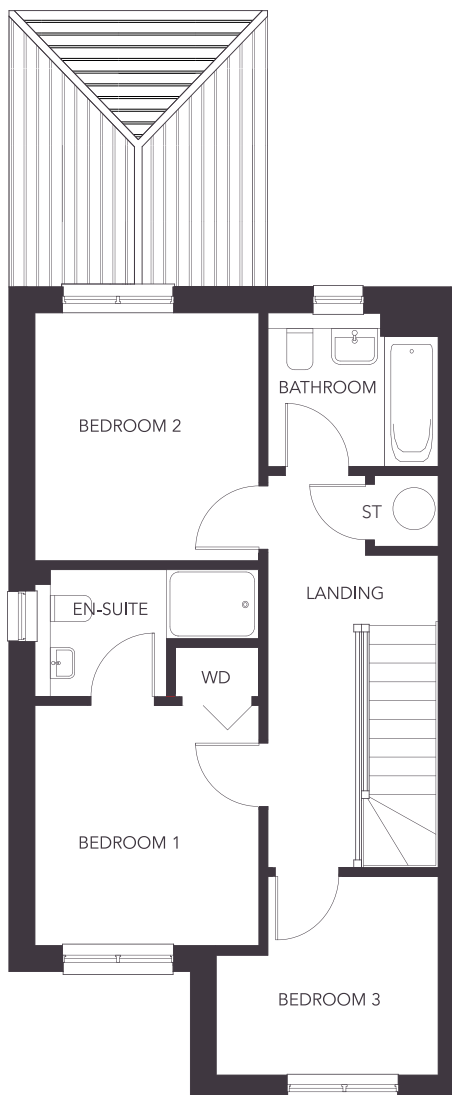
## Key Features

- Garden Room with French doors to the rear garden
- Open plan Kitchen Family Dining with integrated appliances
- Master Bedroom with ensuite and fitted wardrobes



### Ground Floor

Lounge	4.89m x 4.25m	16' 0" x 13' 11"
Kitchen/Dining	5.21m x 3.22m	17' 1" x 10' 6"
Garden Room	3.60m x 2.39m	11' 9" x 7' 10"



### First Floor

Bedroom 1	3.12m x 2.92m	10' 2" x 9' 6"
Bedroom 2	3.23m x 2.91m	10' 7" x 9' 6"
Bedroom 3	2.89m x 2.60m	9' 5" x 8' 6"



*The Culroy*





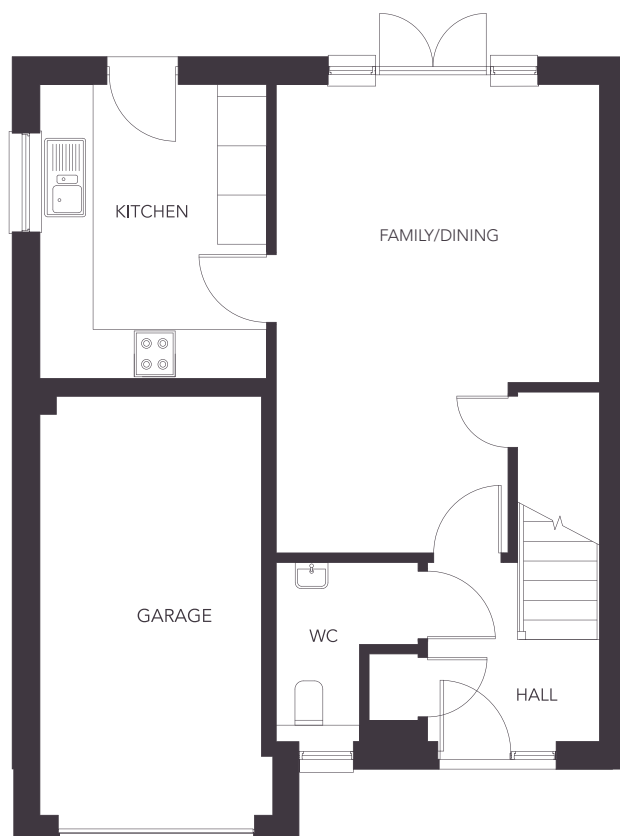
# The Culroy

3 Bedroom Semi-Detached Home

Total Area  
1011 sq ft

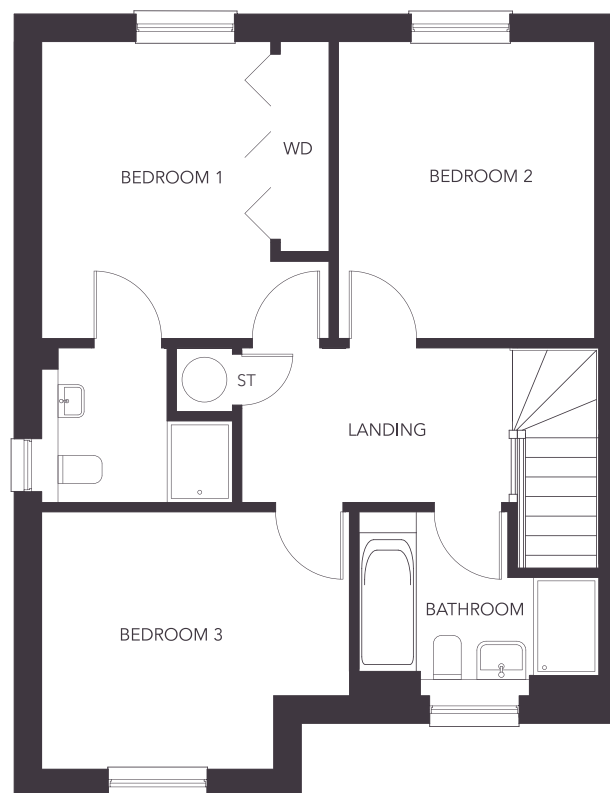
## Key Features

- Generous Family Dining area with French doors into the rear garden
- Kitchen with integrated appliances
- Master Bedroom with ensuite and fitted wardrobes
- Integrated Single Garage



Ground Floor

Family/Dining	5.71m x 3.94m	18' 8" x 12' 11"
Kitchen	3.58m x 2.27m	11' 8" x 7' 5"
Garage	5.11m x 2.70m	16' 9" x 8' 10"



First Floor

Bedroom 1	3.63m x 2.80m	11' 10" x 9' 2"
Bedroom 2	3.63m x 3.14m	11' 10" x 10' 3"
Bedroom 3	3.77m x 3.15m	12' 4" x 10' 4"



*The Culzean*



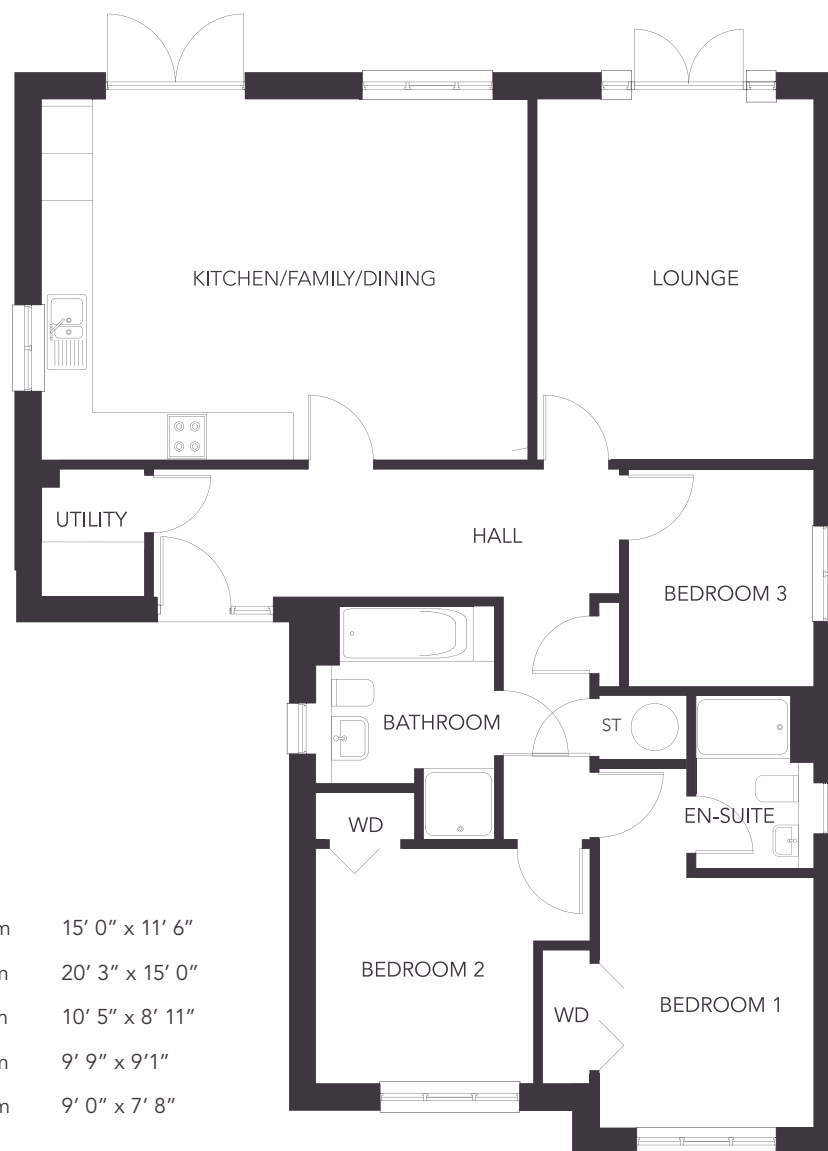
# The Culzean

3 Bedroom Detached Bungalow

Total Area  
1095 sq ft

## Key Features

- Spacious Kitchen Family Dining with integrated appliances and French doors leading into the rear garden
- Separate Utility Room
- Lounge with French doors into the garden
- Master Bedroom with en-suite and fitted wardrobes
- Bedroom 2 with fitted wardrobes



Lounge	4.59m x 3.52m	15' 0" x 11' 6"
Kitchen/Family/Dining	6.18m x 4.59m	20' 3" x 15' 0"
Bedroom 1	3.18m x 2.73m	10' 5" x 8' 11"
Bedroom 2	2.98m x 2.77m	9' 9" x 9' 1"
Bedroom 3	2.76m x 2.35m	9' 0" x 7' 8"



*The Darley*



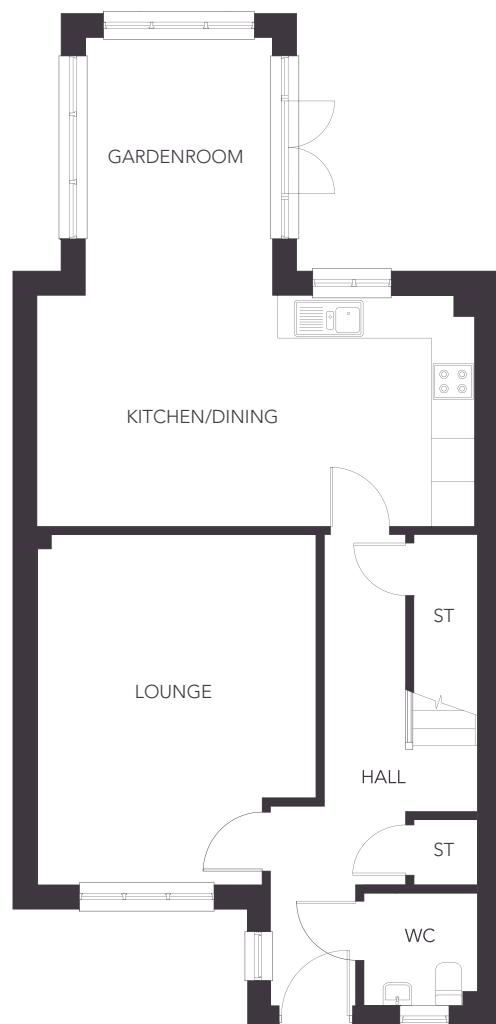
# The Darley

3 Bedroom Semi-Detached Home

Total Area  
1233 sq ft

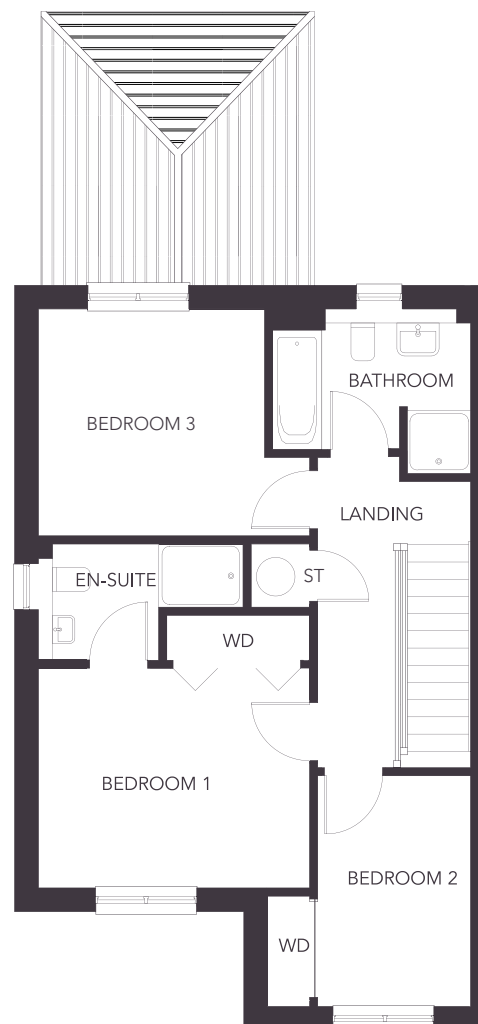
## Key Features

- Garden Room with French Doors into the rear garden
- Open plan Kitchen Family Dining with integrated appliances
- Generous Lounge
- Bathroom with separate shower
- Master Bedroom with en-suite and fitted wardrobes
- Bedroom 2 with fitted wardrobes



Ground Floor

Kitchen/Dining	6.12m x 3.22m	20' 0" x 10' 6"
Lounge	4.90m x 3.90m	16' 0" x 12' 9"
Garden Room	3.6m x 2.62m	11' 9" x 8' 7"



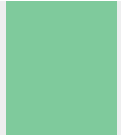
First Floor

Bedroom 1	3.86m x 3.13m	12' 7" x 10' 3"
Bedroom 2	3.23m x 3.22m	10' 7" x 10' 6"
Bedroom 3	3.28m x 2.17m	10' 9" x 7' 1"



*The Ladybank*





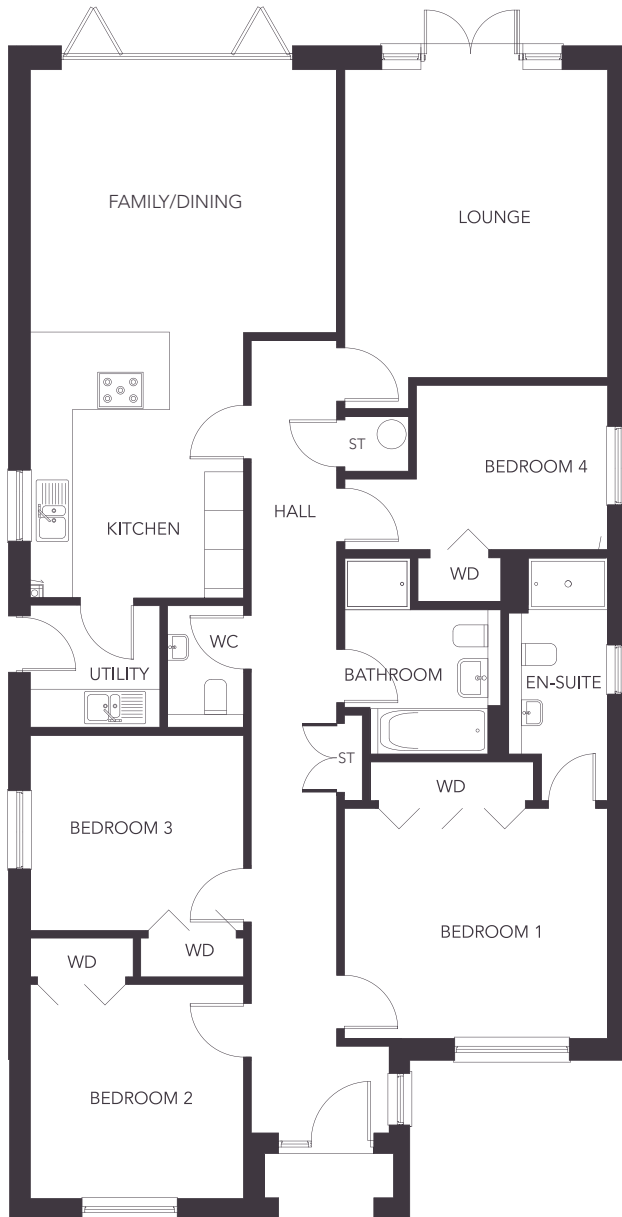
# The Ladybank

4 Bedroom Detached Bungalow

Total Area  
1552 sq ft

## Key Features

- Floor to ceiling Cathedral window, vaulted ceiling, velux's, Bi-Fold doors leading into the rear garden
- Spacious open plan Kitchen Family Dining with peninsular unit/breakfast bar and integrated appliances
- Generous Lounge with French doors leading into the rear garden
- Separate Utility room
- Master Bedroom with en-suite and fitted wardrobes
- Bedroom 2, 3 and 4 with fitted wardrobes
- Detached Garage



Family/Dining	4.73m x 4.06m	15' 6" x 13' 3"
Kitchen	4.10m x 3.24m	13' 5" x 10' 7"
Lounge	4.75m x 4.06m	15' 7" x 13' 3"
Bedroom 1	4.06m x 3.55m	13' 3" x 11' 7"
Bedroom 2	3.30m x 3.29m	10' 9" x 10' 9"
Bedroom 3	3.29m x 3.01m	10' 9" x 9' 10"
Bedroom 4	2.95m x 2.53m	9' 8" x 8' 3"
Detached Garage	3.31m x 6.09m	10' 10" x 19' 11"



*The Machrie*



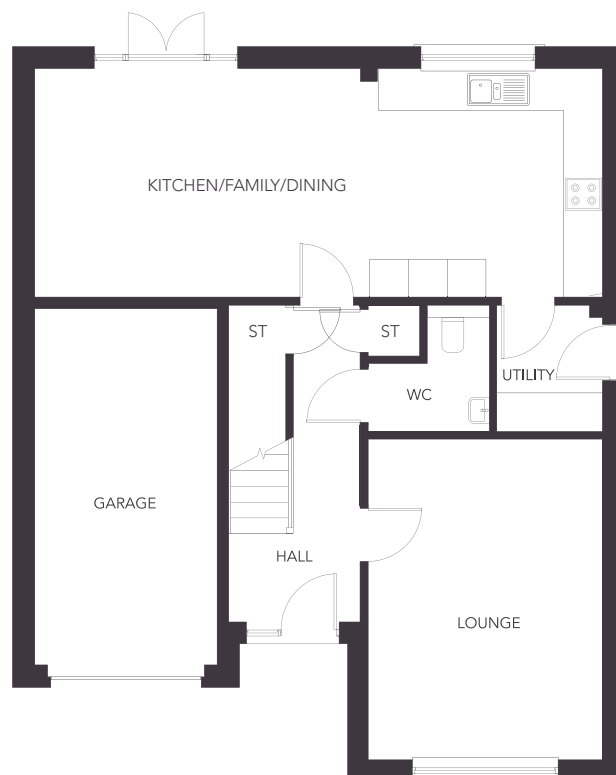
# The Machrie

4 Bedroom Detached Home

Total Area  
1566 sq ft

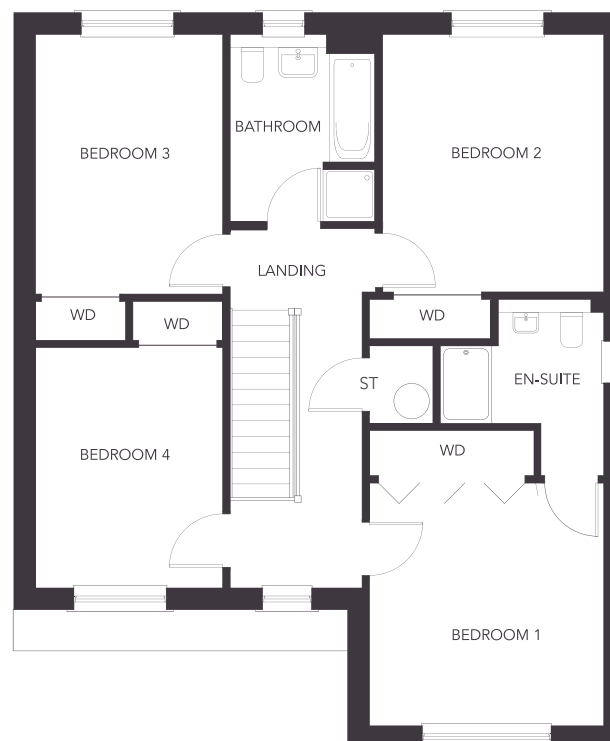
## Key Features

- Open plan Kitchen Family Dining with integrated appliances
- Generous Lounge
- Separate Utility
- Master Bedroom with en-suite and fitted wardrobes
- Bedroom 2, 3 and 4 with fitted wardrobes
- Integrated Single Garage



### Ground Floor

Lounge	4.97m x 3.62m	16' 3" x 11' 10"
Kitchen/Family/Dining	8.80m x 3.54m	28' 10" x 11' 7"
Garage	5.52m x 2.82m	18' 1" x 9' 3"



### First Floor

Bedroom 1	3.76m x 3.63m	12' 4" x 11' 10"
Bedroom 2	3.99m x 3.42m	13' 1" x 11' 2"
Bedroom 3	4.02m x 2.90m	13' 2" x 9' 6"
Bedroom 4	3.72m x 2.90m	12' 2" x 9' 6"



*The Newark*



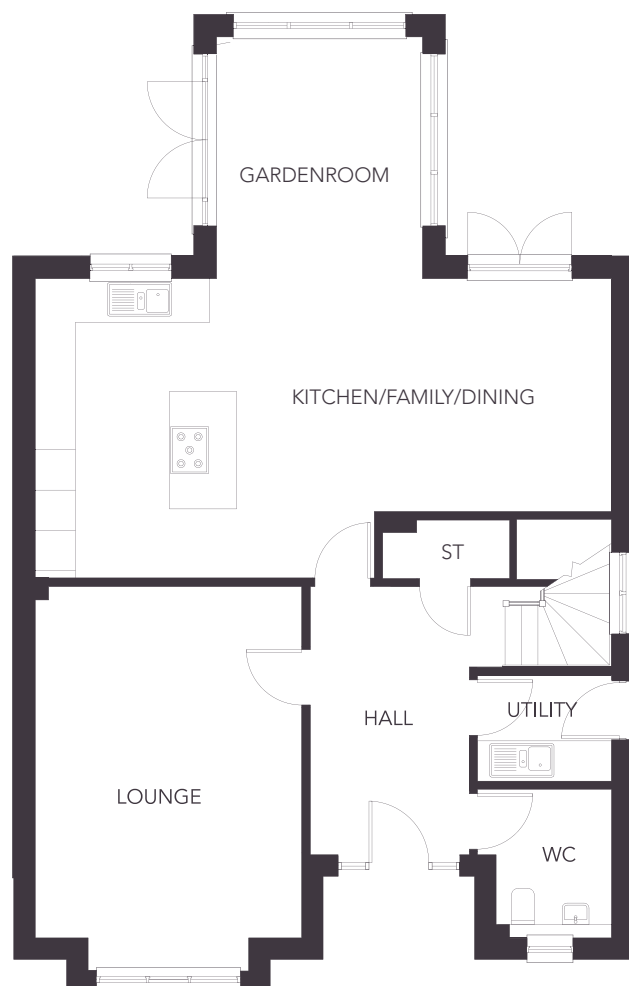
# The Newark

4 Bedroom Detached Home

Total Area  
1749 sq ft

## Key Features

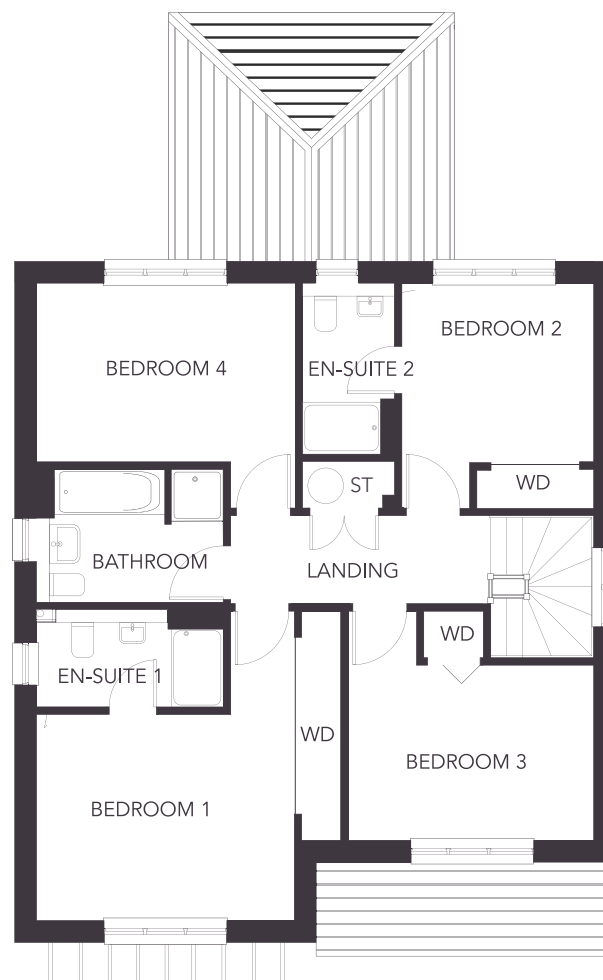
- Statement Garden Room
- Bay window
- Open plan Kitchen Family Dining room with integrated appliances, large island with induction hob
- Separate Utility Room
- Master Bedroom with en-suite and fitted wardrobes
- Bedroom 2 and 3 with fitted wardrobes
- Detached Garage



### Ground Floor

Garden Room	3.53m x 3.47m	11' 6" x 11' 4"
Dining	3.60m x 3.07m	11' 9" x 10' 0"
Kitchen	5.05m x 4.45m	16' 6" x 14' 7"
Lounge	5.71m x 3.96m	18' 8" x 12' 11"

Detached Garage	3.31m x 6.09m	10'10" x 19'11"
-----------------	---------------	-----------------



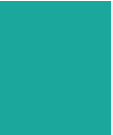
### First Floor

Bedroom 1	3.96m x 3.17m	12' 11" x 10' 4"
Bedroom 2	2.95m x 2.75m	9' 8" x 9' 0"
Bedroom 3	3.78m x 2.69m	12' 4" x 8' 9"
Bedroom 4	3.78m x 2.69m	12' 4" x 8' 9"



*The Sundrum*





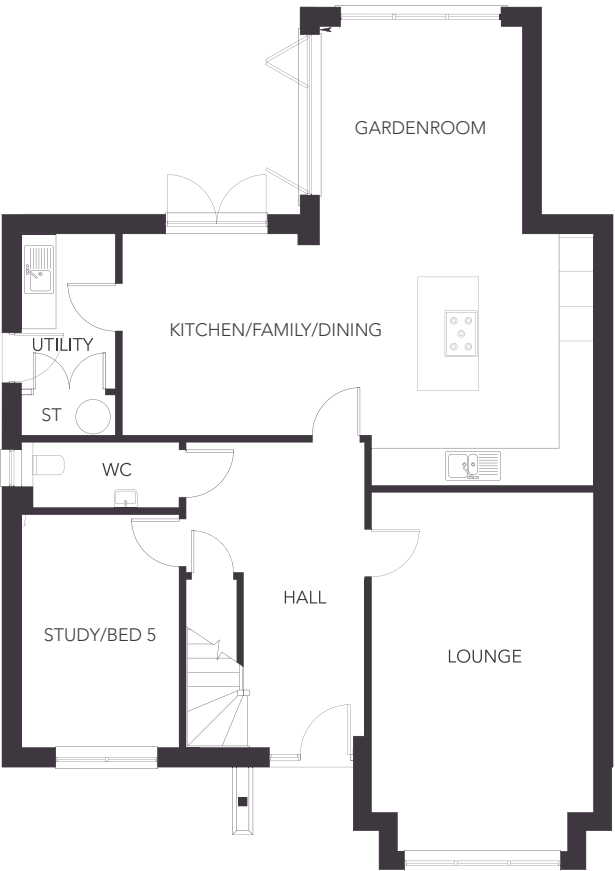
# The Sundrum

5 Bedroom Detached Home

Total Area  
2056 sq ft

## Key Features

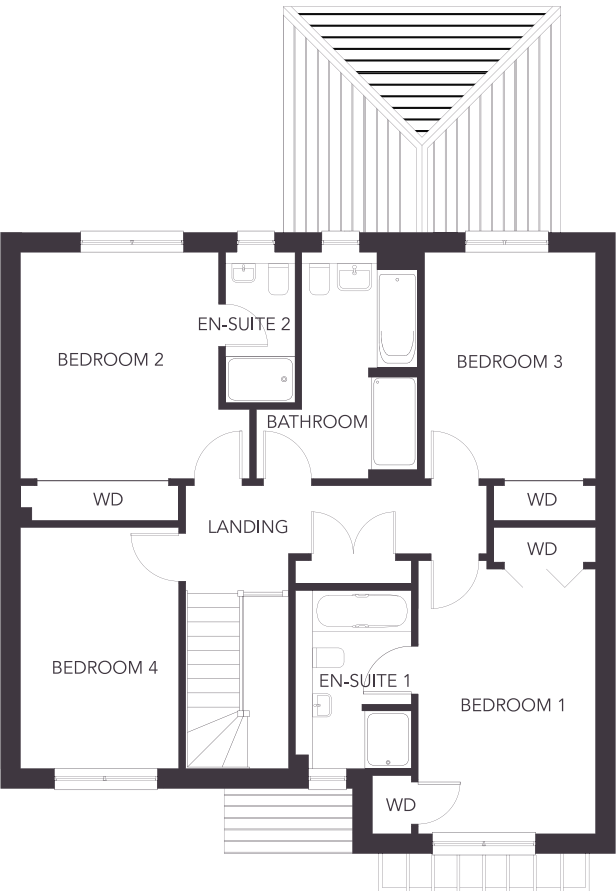
- Signature Garden Room with Bi-fold doors leading into the rear garden
- Bay window
- Open plan Kitchen Family Dining with large island, integrated appliances and French Doors into the rear garden
- Generous Lounge
- Separate Utility Room
- Study
- Bathroom with walk-in shower
- Master Bedroom with fitted wardrobes and en-suite with bath and separate shower
- Bedroom 2 with en-suite and fitted wardrobes
- Bedroom 3 with fitted wardrobes
- Detached Garage



### Ground Floor

Lounge	6.23m x 3.85m	20' 5" x 12' 7"
Dining	4.32m x 3.49m	14' 2" x 11' 5"
Kitchen	4.37m x 3.85m	14' 4" x 12' 7"
Garden Room	3.6m x 3.52m	11' 9" x 11' 6"
Study/Bed 5	4.04m x 2.73m	13' 3" x 8' 11"

Detached Garage	3.31m x 6.09m	10'10" x 19'11"
-----------------	---------------	-----------------



### First Floor

Bedroom 1	4.57m x 3.06m	14' 11" x 10' 0"
Bedroom 2	3.91m x 3.42m	12' 9" x 11' 2"
Bedroom 3	3.91m x 2.95m	12' 9" x 9' 8"
Bedroom 4	4.16m x 2.73m	13' 7" x 8' 11"



*The Turnberry*





# The Turnberry

6 Bedroom Semi-Detached Home

Total Area  
2236 sq ft

## Key Features

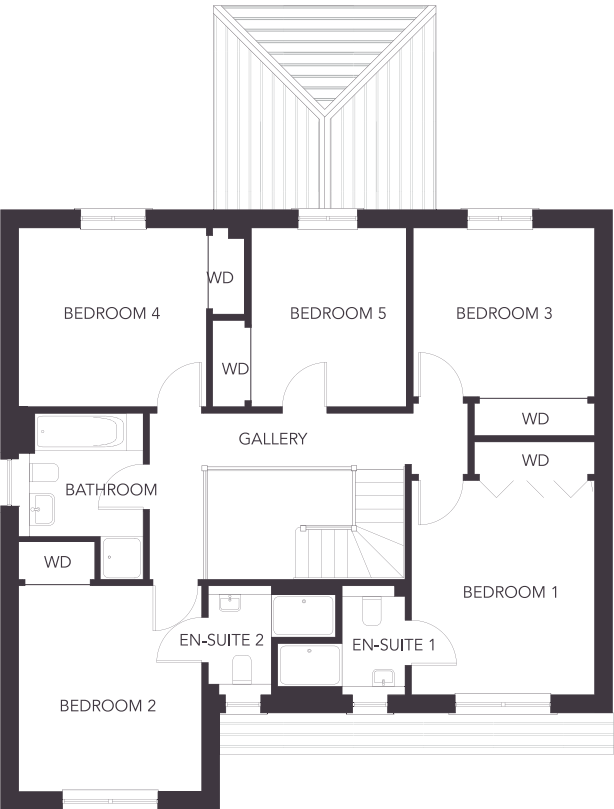
- Signature Garden Room with Bifold doors leading into the rear garden
- Open plan Kitchen Family Dining with large island, integrated appliances and French doors into the rear garden
- Generous Lounge
- Separate Utility Room
- Study
- Master Bedroom and Bedroom 2 with en-suite and fitted wardrobes
- Bedroom 4 and 5 with fitted wardrobes
- Gallery landing
- Detached Garage



Ground Floor

Lounge	5.80m x 3.40m	19' 0" x 11' 1"
Family/Dining	7.09m x 3.33m	23' 3" x 10" 11"
Kitchen	4.72m X 3.62m	15' 6" X 11" 10"
Garden Room	3.60m x 3.07m	11' 9" x 10' 0"
Study/Bed 6	3.69m x 3.40m	12' 1" x 11' 1"

Detached Garage	3.31m x 6.09m	10'10" x 19'11"
-----------------	---------------	-----------------



First Floor

Bedroom 1	3.99m x 3.40m	13' 1" x 11' 1"
Bedroom 2	3.83m x 3.40m	12' 6" x 11' 1"
Bedroom 3	3.37m x 3.14m	11' 0" x 10' 3"
Bedroom 4	3.49m x 3.33m	11' 5" x 10' 11"
Bedroom 5	3.33m x 2.89m	10' 11" x 9' 5"



*The Waverley*



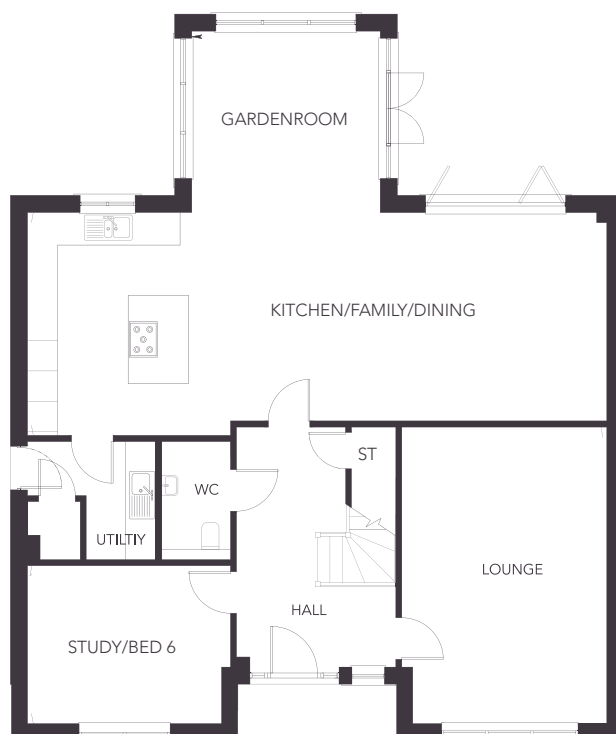
# The Waverley

6 Bedroom Detached Home

Total Area  
2448 sq ft

## Key Features

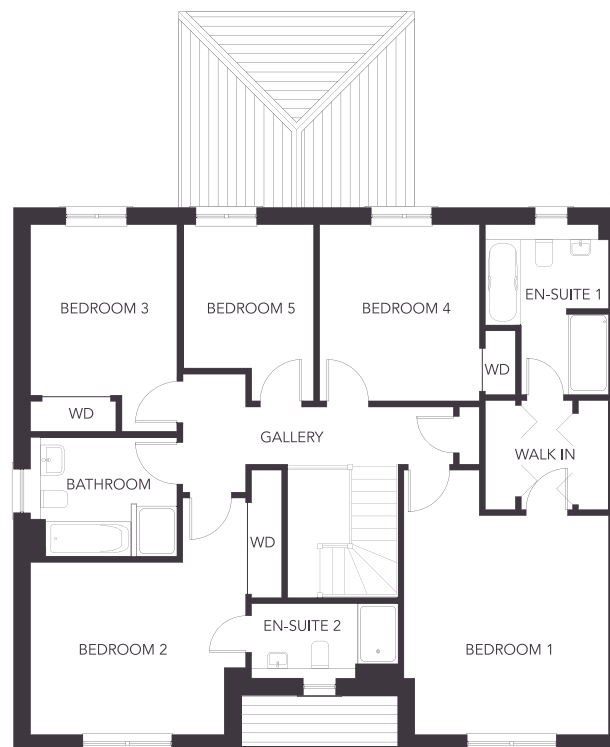
- Signature Garden Room
- Open plan Kitchen Family Dining with large island, integrated appliances and with Bi-fold doors leading into the rear garden
- Generous Lounge
- Separate Utility Room
- Study
- Bathroom with walk-in shower
- Master Bedroom with fitted walk-in wardrobes and en-suite with bath and separate shower
- Bedroom 2 with en-suite and fitted wardrobes
- Bedroom 3 and 4 with fitted wardrobes
- Detached Garage



### Ground Floor

Lounge	5.89m x 4.07m	19' 3" x 13' 4"
Family/Dining	7.46m x 4.14m	24' 6" x 13' 7"
Kitchen	4.03m x 4.43m	13' 3" x 14' 6"
Garden Room	3.74m x 3.60m	12' 3" x 11' 9"
Study/Bed 6	4.03m x 3.14m	13' 2" x 10' 3"

Detached Garage 3.31m x 6.09m 10'10" x 19'11"



### First Floor

Bedroom 1	4.36m x 4.07m	14' 3" x 13' 4"
Bedroom 2	4.28m x 3.43m	14' 0" x 11' 3"
Bedroom 3	3.39m x 2.91m	11' 1" x 9' 6"
Bedroom 4	3.51m x 3.18m	11' 6" x 10' 5"
Bedroom 5	2.85m x 2.60m	9' 4" x 8' 6"

# Gallery



Sundrum - Rear



Turnberry - Garden Room



Waverley - En-Suite



Newark - Bedroom



Turnberry - Hall







# Bespoke Specification

## Kitchens & Utility Rooms

Stylish German Creative Design Kitchens with a wide range of styles and colours to select from

Feature Islands (Newark, Sundrum, Turnberry & Waverley) and Peninsular units (Ladybank)

Laminate worktops, complete with matching upstands to the kitchen

Stainless Steel 1½ bowl sink with feature tap to kitchen, single bowl to utilities where layouts permit

LED under-unit lighting below wall units

Neff Appliances:

- Single Oven
- Microwave Combination Oven (excluding Afton, Culroy & Darley)
- 4 Zone Induction Hob
- Extract either integrated in hob (Ladybank, Newark, Sundrum, Turnberry & Waverley) or integrated in wall unit (remaining housetypes)
- Integrated Fridge Freezer
- Integrated Dishwasher

Mounted Worktop Socket (Ladybank, Newark, Sundrum, Turnberry & Waverley)

Chrome Sockets and Downlights

## Exterior

Feature PIR Light to Front Door and further external lighting to all side and rear doors

External Tap

Light and power supplied to both integrated and detached garages

Solar PV Panels to the roof of each plot (location based on site position)

Monoblock driveways

Slabbed Patio area (as design dictates)

Turf to front Garden and landscaping works as per landscaping design drawing

Rough raked and rotovated rear garden

Timber Screen fencing to rear gardens with gate

Feature walling to selected plots (refer to site layout)

## Modern Essentials

White moulded ladder doors throughout, with glazed panels to selected Living Room and Kitchens, with Chrome Ironmongery

Stylish detailed skirtings and facings

Oak finished handrails on white painted staircase (excluding Ladybank and Culzean)

Bi-fold Wardrobe Doors in a wide choice of colours, with shelves and Hanging Rails to Master bedrooms

Sliding Doors with Hanging Rails and Shelf to other bedrooms where layouts permit

BT Points to Lounge (master point in meter cupboard)

Wiring for SKY / TV Reception system to Lounge, secondary points per layouts (Note aerials / dishes by client)

Mains wired smoke detectors and battery operated CO detectors

White radiators with end panels and grills to all locations (except bathroom and master en-suite)

Anthracite external, white internal composite, part glazed front doors with chrome ironmongery

White PVCu double glazed windows

French Doors to patio area (2 Number to Newark and Culzean)

Stunning Aluminium Bifold doors opening to garden (Ladybank, Sundrum, Turnberry and Waverley)

Unique vaulted Ceiling with Cathedral Glass and an array of Velux Windows to Kitchen / Family / Dining Room of Ladybank

## Cloakrooms, Bathrooms & Ensuites

Contemporary white porcelain sanitaryware from the Roca GAP range

Stylish Chrome brassware from the Vado EDIT range

Glass Finished Shower enclosures

Thermostatic Shower Valves

Raindance Fixed Arm Shower Heads to all Master Ensuites (and bathrooms of Ladybank, Newark, Sundrum, Turnberry and Waverley)

Wide selection of ceramic wall tiling by Porcelanosa to selected areas

Chrome Towel Rail to Bathroom and Master Ensuite

Chrome Downlights to Bathroom, ensuites and cloakroom



## Travel Directions

SAT NAV REFERENCE: KA10 7HP

Travelling south from Glasgow on the M77/A77:  
On the A77, take the 3rd exit at Dutch House.  
Roundabout road onto the A78. Continue on  
A78 by taking the 3rd exit at Monktonhead  
Roundabout and take the exit for B746/A759. Take  
the 2nd exit at the roundabout through Loans.  
onto Fullerton Place. The development is located  
just after Loans on the left on Main Street

Travelling north from Ayr on the A77:  
On the A77, take the 2nd exit at Dutch  
House Roundabout onto A78 then  
follow the directions listed above.

Pop in for a coffee. We can't wait  
to show you around.

## Contact Us

Tel: 01292 811 099

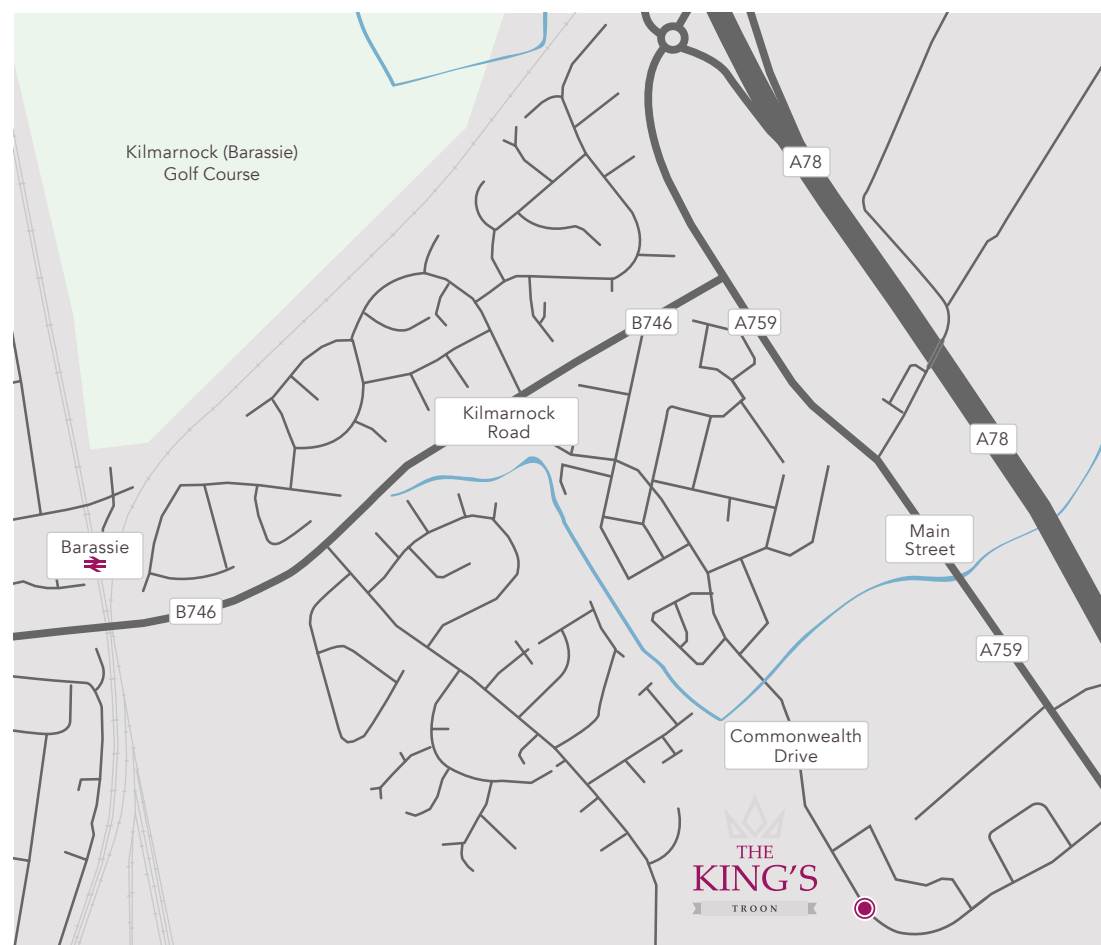
Web: [www.lynchhomes.co.uk](http://www.lynchhomes.co.uk)

Email: [thekings@lynchhomes.co.uk](mailto:thekings@lynchhomes.co.uk)

Lynch Homes

The King's Development  
126 Commonwealth Drive

Troon, KA10 7FA



PORCELANOSA®

IMPULS  
KÜCHEN

Roca

NEFF

NHBC



LYNCH HOMES



LYNCH HOMES



Printed on Sustainable Stock . Design by Launch

The particulars in this brochure are for illustration only. Every effort will be made to adhere to the specification and illustrations in the brochure, however, John Lynch (Builders) Ltd. reserve the right to make any variations, which they deem necessary, without prior notice. This brochure does not constitute any part of a contract, nor does it constitute an offer.