



**16 Dornoch Way, TROON KA10 7FU**  
**Offers Over £370,000**





**Barnetts are delighted to bring to the market this truly immaculate and immediately impressive modern detached family home located within a lovely development of properties.**

This stylish modern family home which has been finished and maintained to a truly exacting standard throughout has a wide range of upgraded features since construction. The property offers bright and spacious accommodation over two floors the white bright reception hall provides access to the separate lounge, dining kitchen, dining room, utility room, cloakroom as well as stairs leading to the upper landing. The room immediately to the left hand side and entrance is used as a formal dining room, to the rear of the property the large lounge overlooks the private gardens, to side of the lounge is the spacious dining kitchen featuring a wide range of floor standing and wall mounted units with polished stone work surfaces and low level lighting to our skirting. From the kitchen there is direct access via French doors to the fully enclosed private rear gardens. The cloakroom features a two piece suite with a large wall mounted mirror covering the entire length of the room and to side of the cloakroom there is the utility room with plumbing for a washing machine.

The stairs lead to the L-shaped upper landing from here there is access to the four double bedrooms, the smaller of the bedrooms is presently used as a snug with bedrooms two and three sharing a Jack/ Jill en suite, the large master bedroom features an en suite shower room as well as two extensive walk in wardrobe areas. The family bathroom with separate shower is also accessed from the upper landing.

Externally the property has a double width mono blocked driveway to the front providing access to a large one and a half width integrated garage with a door to side accessing the side gardens. The rear gardens are fully enclosed fully landscaped with a patio area for ease of maintenance, the owners have recently installed full height composite fencing for added privacy.

The centre of Troon which is found close by provides a comprehensive range of amenities to include a wide range of local shops, including bars, restaurants and cafes. Public transport facilities include regular bus services to Prestwick, Ayr and Kilmarnock with frequent rail travel available from Troon Railway Station. In addition to this, there are good road links providing easy access to both the A77/M77 motorway. Schooling is also available locally at primary and secondary level.

This property truly is magnificent throughout and only by viewing can one truly appreciate the features and finish within this lovely home built for family living.

**DIMENSIONS**

Lounge	16'0" x 12'10"
Dining Kitchen	12'10" x 12'11"
Dining Room	9'5" x 11'2"
Bedroom one	13'0" x 13'0"
Bedroom two	13'0" x 11'4"
Bedroom three	11'10" x 10'6"
Bedroom four	11'2" x 9'5"
Bathroom	11'10" x 6'5"
En Suite	8'6" x 5'0"
Jack n Jill	7'1" x 6'1"

**ENERGY RATING**

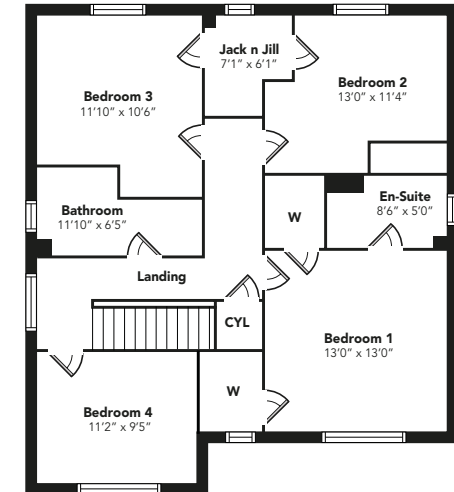
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**FEATURES**

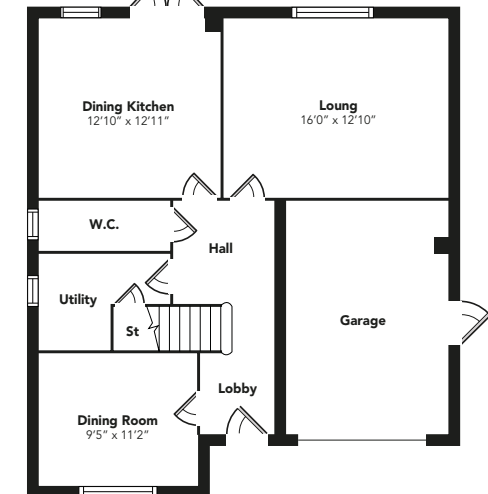
- Simply stunning family home
- Sought after modern estate
- Beautifully presented dining kitchen
- Four bedrooms ( Three with en suite facilities)
- Immaculate fully enclosed rear gardens
- Highly efficient heating system and roof PV panels
- Viewing essential



FIRST FLOOR



GROUND FLOOR



**COUNCIL TAX**

Band F



#### TRAVEL DIRECTIONS

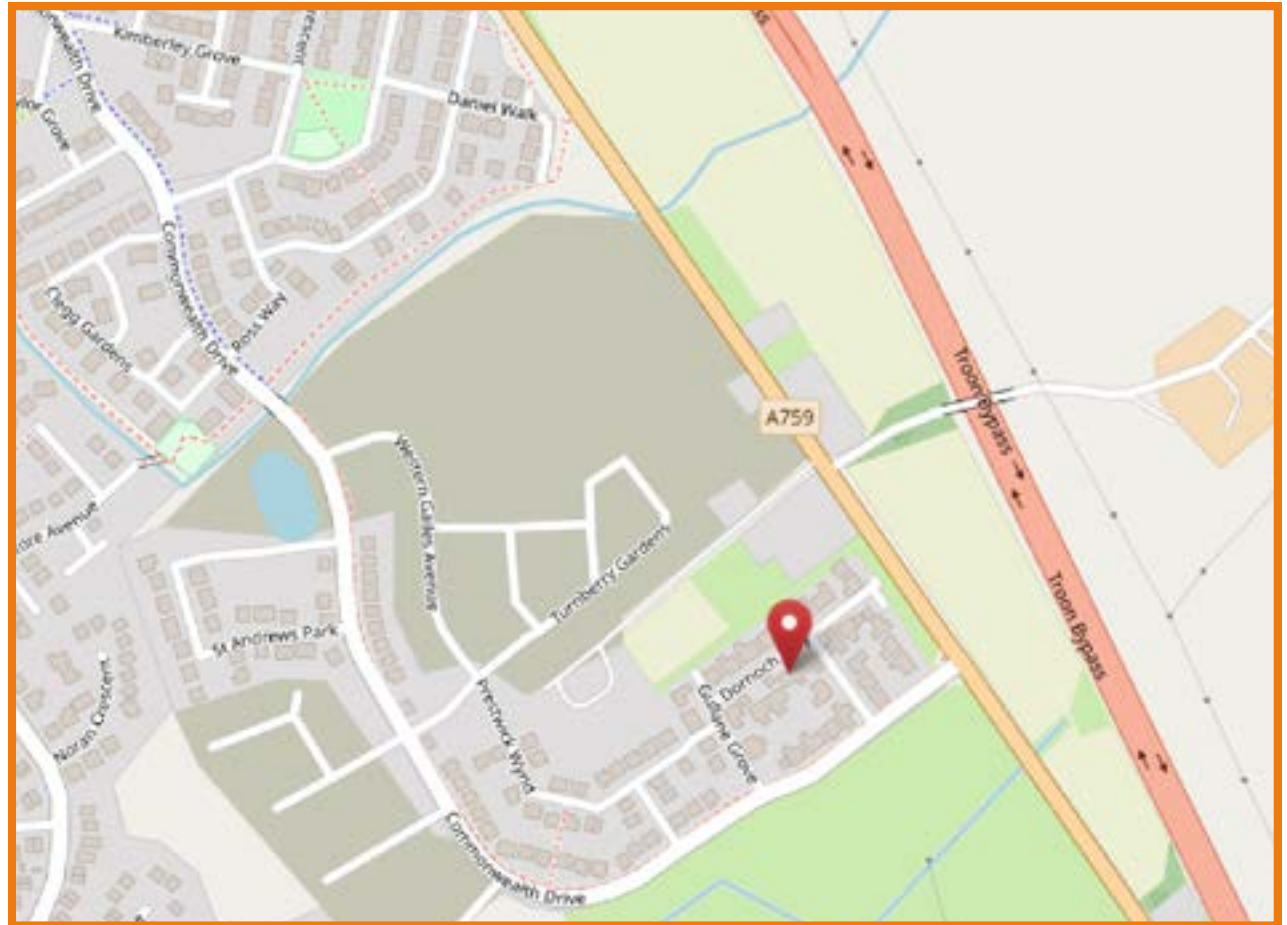
Travelling from Troon on Dundonald Road, continue to Loans. At T junction turn left and continue Main Street turning left into Commonwealth Drive then right into Dornoch Way.

#### VIEWING

Strictly by appointment through Barnetts on 01563 522137

#### ENTRY DATE

By arrangement



#### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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