



**1 GULLANE GROVE**  
TROON

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5 | BEDROOMS

4 | BATHROOMS

2 | PUBLIC ROOMS

**A stunning detached family villa by Taylor Wimpey in the popular Princess Gate development, with landscaped gardens and close to all the amenities of the seaside town of Troon.**

Number 1 is the 'Wallace' house type, a wonderful and quality family home by Taylor Wimpey, with a wealth of well-proportioned accommodation extending to over 1700 sq ft and a fantastic generous plot with private landscaped gardens. The property provides all the conveniences of a brand new home with features and benefits including a luxury fitted dining kitchen with integrated appliances, quality sanitary ware, a separate utility room, ample storage, double glazing, gas central heating, high quality floor coverings and immaculate neutral decoration. There is also off road parking to the front, an attached garage and convenient access into local schools, transport links and the amenities of Troon town centre.

In summary the accommodation extends to, on the ground floor, a welcoming hallway, a downstairs W.C, a luxury modern fitted dining kitchen with an open plan family room, integrated appliances, space for dining and ample wall and base units, a separate utility room with a storage cupboard and a door to the garden and a formal lounge. On the upper floor there is a spacious landing with access into the attic and a storage cupboard, a master double bedroom with fitted wardrobes and an en suite shower room, a family four piece bathroom, a second bedroom with an en suite shower room, two further double bedrooms and a single bedroom/office.

Externally there is a monoblock double driveway leading to an integrated garage, with lawn and gated access at the side leading round to the fully enclosed rear garden, which is south-west facing and laid mainly with turf and paved patio areas.

















Gullane Grove is located within The Princess Gate development, which is perfectly positioned on the fringe of Troon within easy reach of a wide range of amenities including both primary and secondary schooling and local shops. Troon town centre is around two miles distant and provides a comprehensive range of amenities including supermarket and retail shopping and a mainline rail link to Ayr and Glasgow.

**TR1808** | Sat Nav: 1 Gullane Grove, Troon, KA10 7EF

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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