



25 KYLE CRESCENT

LOANS

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

An extended semi detached family villa presented in truly walk-in condition, set within a sought-after area of Loans, with private garden grounds, a detached garage and a stunning interior.

Kyle Crescent is a quiet and popular residential address in the village of Loans, which links into the seaside of Troon. Number 25 is a beautifully presented semi detached family villa that has been extended to the rear and reconfigured on the ground floor to create a wealth of living space, with excellent family accommodation on the upper floor. There are modern fixtures and fittings throughout, including a luxury bathroom suite and kitchen, quality flooring and tasteful decor. There is ample off road parking, a detached garage and garden grounds that compliment the interior.

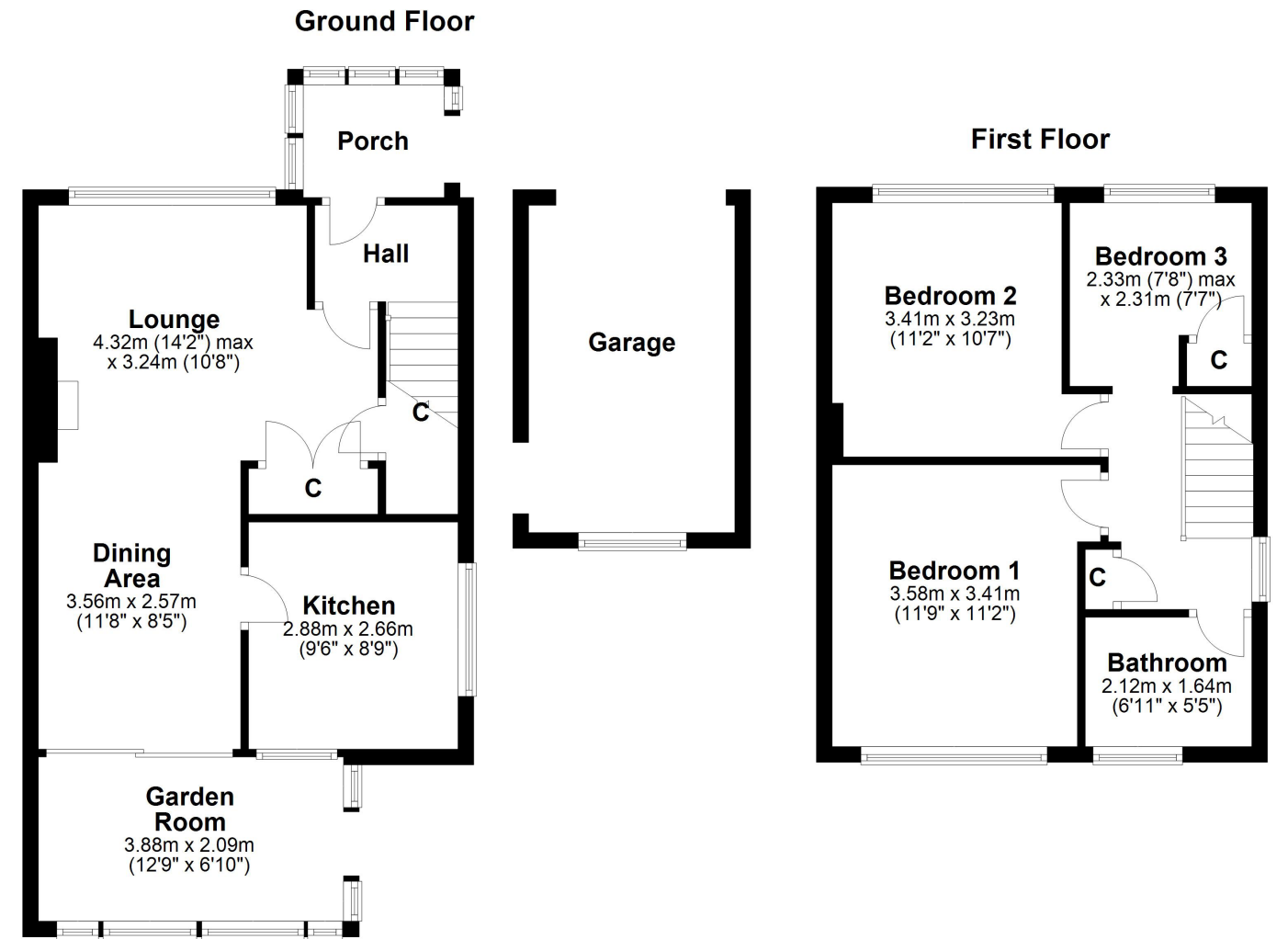
In more detail, the internal accommodation extends to an entrance porch, an inner hallway with stairs to the upper floor, a spacious lounge with a feature gas fireplace and fitted storage open plan into a dining area, which has sliding patio doors into a bright garden room, with a door to the rear garden, and a modern fitted kitchen with ample wall and base units. On the upper floor there is a luxury family bathroom suite, with a shower over the bath, storage and loft access of the landing, two large double bedrooms and a single bedroom with a fitted cupboard.

Externally there are gardens to the front with lawn, decorative shrub borders and a mature tree, and a monoblock driveway leads along the side to allow off road parking for a number of vehicles. There is a detached garage at the side and gated access into the fully enclosed rear garden, with a paved patio area, lawn, mature shrubs and trees and a greenhouse.









Loans is a popular village ideally positioned close to the amenities of Troon and with easy road access to the A77, linking via the M77 to Glasgow and beyond. Troon has a comprehensive range of amenities, including schools, shops, restaurants and bars, transport links, supermarkets and leisure facilities. A further range of amenities can be found in the nearby towns of Ayr, Irvine and Kilmarnock.

TR1830 | Sat Nav: 25 Kyle Crescent, Loans, KA10 7EZ

For the full home report visit www.corumproperty.co.uk

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



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