



**11 MCAUSLANE WAY**

TROON

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**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOMS**

**An immaculately presented and impressively spacious luxury family villa by renowned builders 'MacTaggart & Mickel', with modern accommodation and nestled within a quiet crescent in a first class residential area of Troon.**

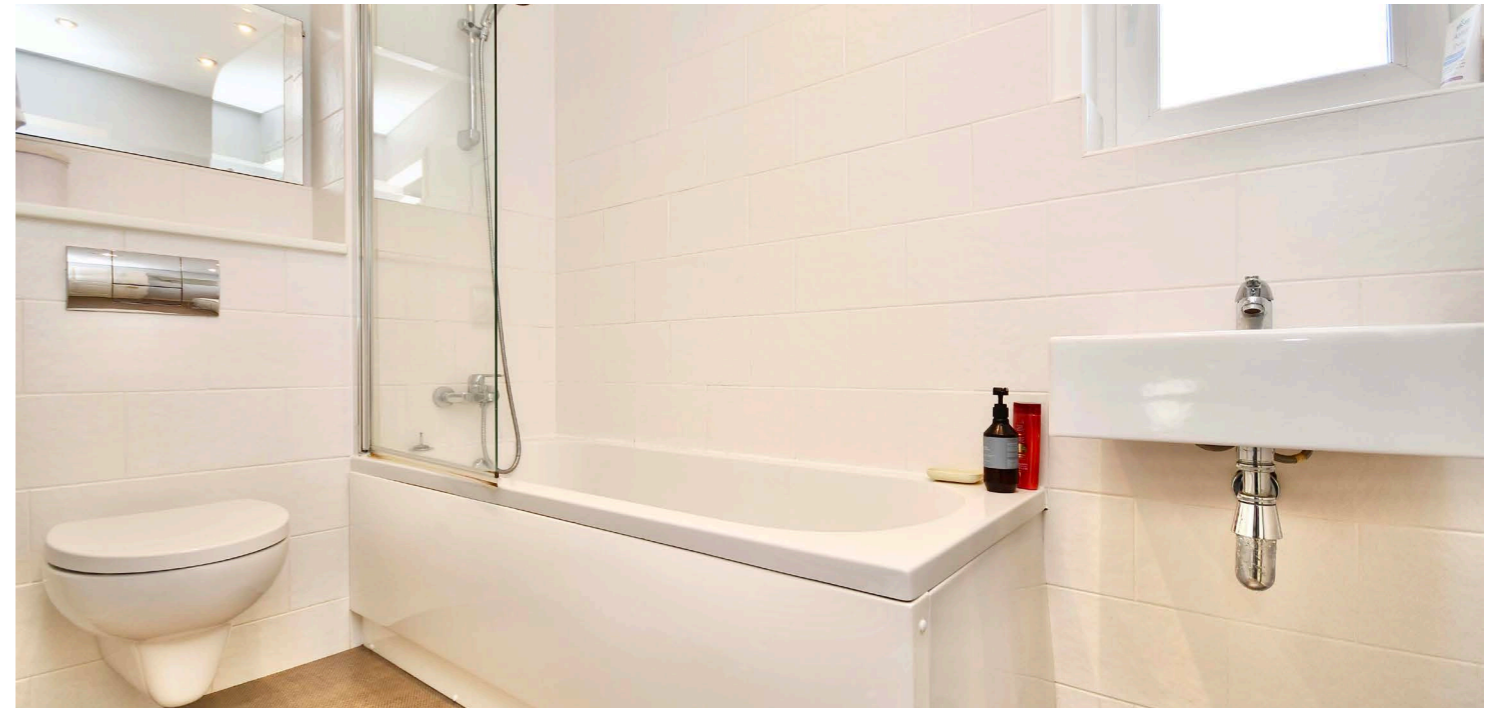
11 McAuslane Way is a truly impressive example of an executive family villa within a charming residential area, close to all the amenities of Troon, the A78/A77 for swift commuting to Glasgow, the seafront and excellent primary and secondary schooling. This fantastic home has an unrivalled amount of modern family living space that is rare in the current marketplace and is complimented by off road parking and gardens that extend across this generous plot. There are luxury fixtures and fittings, en suite facilities in the master bedroom, a downstairs W.C and ample storage throughout. The property is also presented in walk-in condition, with tasteful neutral decor and quality floor coverings.

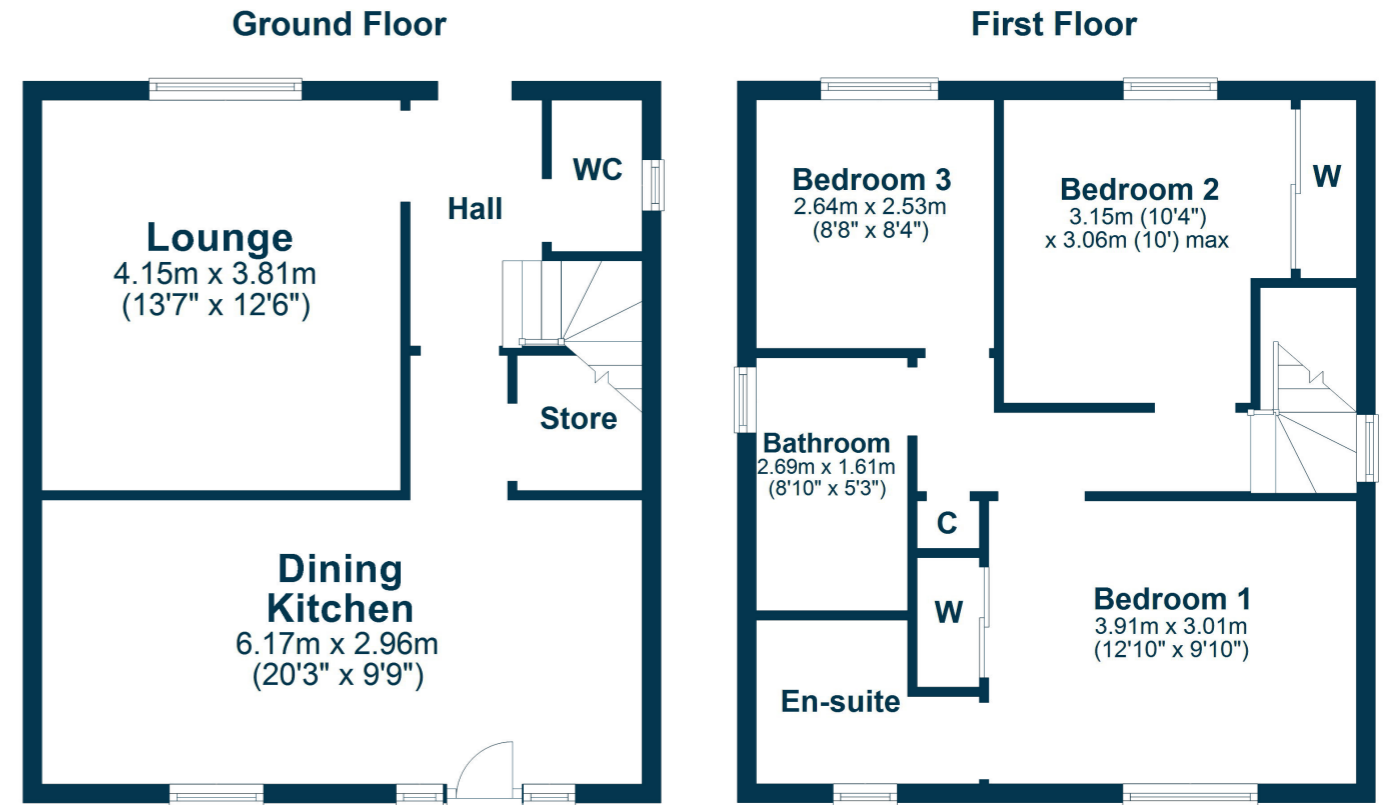
In more detail, the internal accommodation extends to a bright entrance hallway with stairs leading to the upper floor, a spacious lounge, a downstairs W.C and a large open plan dining kitchen, with a breakfast bar, a French door leading out to the garden, under stairs storage and ample wall and base units. On the upper floor there is a modern family bathroom suite, a storage cupboard, loft access and three bedrooms, including a master bedroom with an en suite shower room and two bedrooms with fitted mirrored wardrobes.

Externally there is a monoblock driveway to the front, allowing off road parking for a number of vehicles, and a lawn area. There is gated access at the side to the fully enclosed rear garden, laid mainly with lawn, with a paved patio area, a garden shed and shrub borders.









McAuslane Way is situated in a quiet crescent just off Coxswain Drive and located around two miles from Troon town centre. There are excellent rail links to Glasgow, Ayr and beyond via Barassie station and Troon itself provides all main local amenities, including schools, retail shopping and leisure facilities. The A78/A77 road network links to Glasgow and surrounding districts, where additional amenities can be found in the nearby market towns of Kilmarnock, Irvine and Ayr, all just a short drive from McAuslane Way.

TR1922 | Sat Nav: 11 McAuslane Way, Troon, KA10 7NP

For the full home report visit [www.corumproperty.co.uk](http://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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