



CRAIGEND

8 MONKTONHILL ROAD, TROON

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6 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

An exceptional detached residence with extensive and flexible accommodation set in generous, mature gardens within the renowned 'Southwoods' in Troon.

'Craigend' is an architect designed detached villa within one of the West of Scotland's foremost residential locations close to Royal Troon Golf Club and is particularly suited to the family market with well proportioned accommodation arranged over two levels with an excellent level of fixture and finish throughout.

Features and benefits include a modern fitted kitchen with space for dining, quality sanitary ware, gas central heating, double glazing, extensive wardrobe/cupboard space, neutral decoration and a large, partially floored loft with pull down ladder.

In summary the accommodation extends to, on the ground floor, a welcoming reception hallway, formal lounge with feature fireplace, dining room, sitting room with sliding door to the rear garden, dining sized kitchen, utility room, study and two piece wc. Upstairs there is a generous landing, six bedrooms and two family bathrooms. One of the bedrooms has a three piece en-suite shower room.

Externally the property is set back from Monktonhill Road with a chipped driveway providing parking for several cars and culminating in the attached double garage with twin automatic doors and courtesy door to the rear. The westerly facing gardens enjoy a high level of privacy and are predominantly laid to lawn with well stocked shrubbery borders, raised planting borders, mature trees and patio areas.





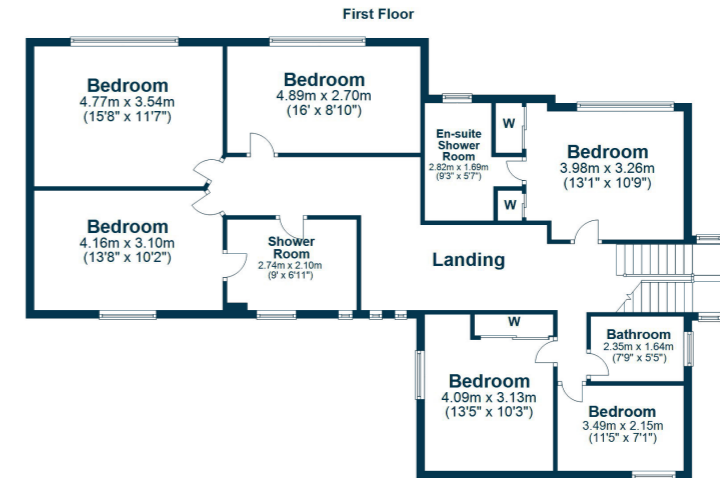
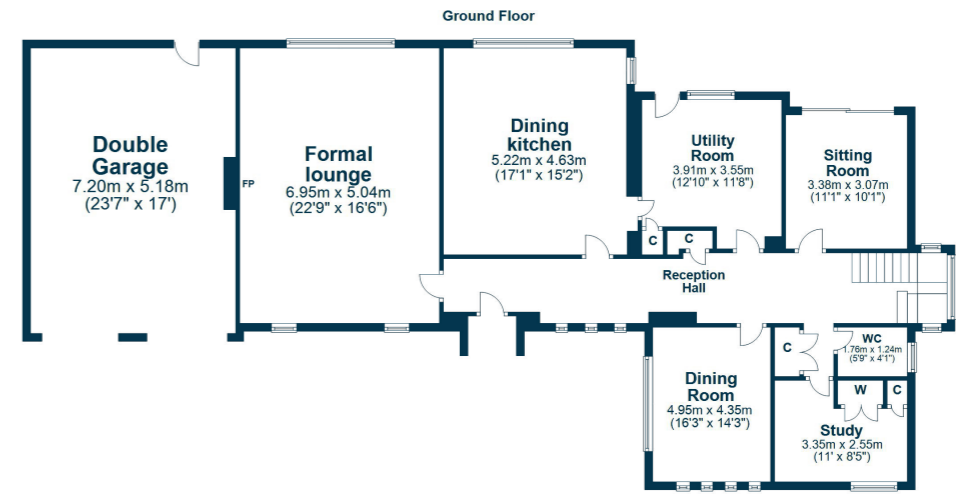












Southwoods on the edge of Troon is one of the west of Scotland's most sought after residential pockets and home to some of Ayrshire's finest properties. Situated less than 2 miles from the centre of Troon which provides a comprehensive range of amenities. For the commuter the property is ideally placed for access to the A77/M77 bypass linking north to Glasgow and south to Ayr. There are excellent recreational and sporting facilities close by including Royal Troon Golf Club (recent host to the 2024 Open Championship), Marr rugby club, kite surfing and a popular yacht marina. Both primary and secondary schooling is available within close proximity while there is private schooling at Wellington School in Ayr.

TR1915 | Sat Nav: Craigend, 8 Monktonhill Road, Troon, KA10 7EW

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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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