



13 HILLOCKS PLACE

BARASSIE

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A stunning refurbished two bedroom semi-detached villa in show-home condition, located within a peaceful cul-de-sac near Troon town centre, the seafront, and Barassie train station. This stylish home has a modern dining kitchen, a fully enclosed, landscaped rear garden and a fantastic garden room with two home offices, power and WiFi. With off-street parking, a floored attic for extra storage, and high-quality finishes throughout, this is a must-see home in a highly sought-after location.

Number 13 Hillocks Place is an exceptional two bedroom semi-detached villa presented in true show-home condition, ideally positioned within a quiet residential cul-de-sac just moments from Troon town centre, the scenic seafront, and Barassie train station.

Perfectly suited to a wide range of buyers, this stylish home offers spacious and beautifully maintained accommodation throughout. One of the highlights of the property is the fantastic garden room, which has two home offices, complete with power and WiFi, offering the perfect work-from-home setup or additional living space.

The ground floor comprises a welcoming entrance hall leading to a bright and airy lounge. The modern fitted kitchen, with a suite of quality integrated appliances, and space for a dining table and chairs, provides direct access to the fully enclosed rear garden, making it ideal for entertaining on the spacious patio areas.

Upstairs, there are two generously sized double bedrooms, both with built-in storage, and a contemporary family bathroom with three-piece suite to include a bath with shower over. A pull-down Ramsay ladder leads to a floored attic, offering excellent additional storage.

Externally, the property boasts a well-maintained front garden and a private driveway providing off-street parking. The landscaped rear garden is a true highlight; fully enclosed and perfect for children and pets, featuring a lawn, mature shrubs and spacious patio areas, ideal for outdoor entertaining and summer BBQs.

With demand for homes in Troon at an all-time high, early viewing is highly recommended to fully appreciate this outstanding property.





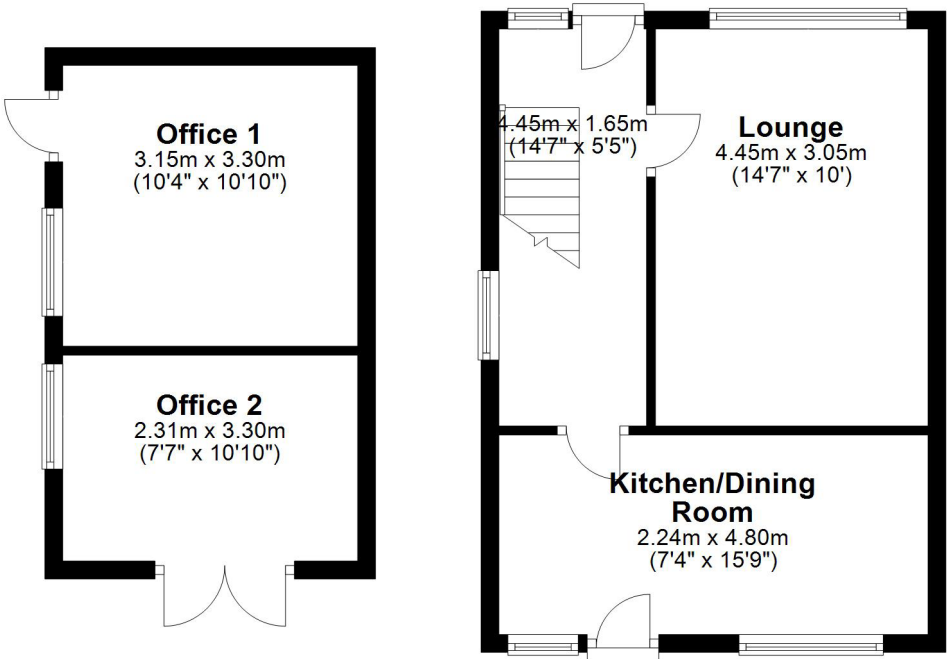




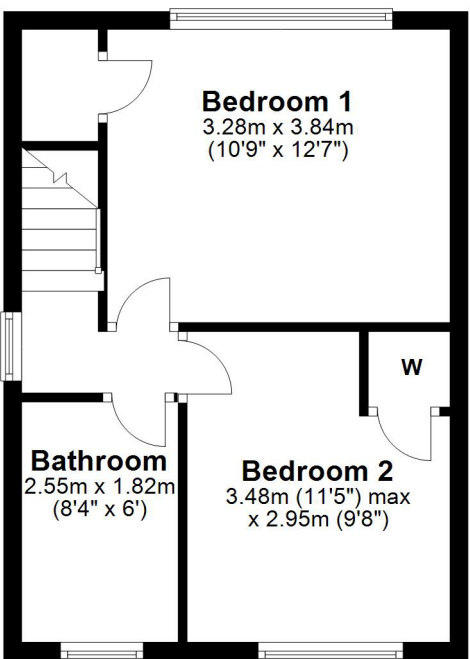




Ground Floor



First Floor



Troon, a beautiful seaside town on Scotland's west coast offers expansive sandy beaches perfect for seaside walks, sunbathing, and watersports.

Troon is synonymous with golf, boasting several exceptional courses, including the world-renowned Royal Troon Golf Club, a regular host of The Open Championship. This golfer's paradise attracts enthusiasts from around the globe, eager to experience its challenging links and stunning coastal backdrops.

The town's lively centre is filled with independent boutiques, charming shops, and vibrant eateries, offering a delightful mix of traditional and contemporary Scottish fare.

Surrounded by the natural beauty of Ayrshire, with rolling hills and scenic coastal trails, Troon is perfect for outdoor adventures and leisurely pursuits. Excellent transport links via road and rail make it easily accessible. Troon seamlessly blends the tranquility of coastal living with the excitement of a vibrant town.

TR1942 | Sat Nav: 13 Hillocks Place, Barassie, Troon, KA10 6TU

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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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