



## DARLEY HOUSE

24 OTTOLINE DRIVE, TROON

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**4 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**A much admired traditional detached villa providing spacious accommodation and set in extensive gardens backing onto (and with private gate) to Lochgreen golf course.**

Darley House is a rarely available detached villa ideally suited to the family market with well proportioned accommodation over two levels. Although requiring a degree of modernisation the property enjoys an enviable location within one of Troon's most admired residential addresses and is centrally positioned within generous, mature gardens.

Features and benefits include a fitted kitchen, quality four piece shower room, predominately double glazed, gas central heating, extensive wardrobe/cupboard space and neutral decoration.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway, formal lounge and door to the rear garden, bow windowed dining room, bow windowed sitting room, dining kitchen with pantry off, office/utility room, three piece wet room and two piece wc. Upstairs there are four double bedrooms, modern four piece shower room and two walk in stores.

Externally the property is centrally positioned within generous gardens. The front garden is predominantly laid to low maintenance red whin chips with shrubbery borders and block paved driveway parking to the side culminating in the 38' detached garage with two useful stores attached. The south westerly facing rear garden is lawned with raised deck accessed directly from the lounge, pond with water feature, mature trees, well stocked shrubbery borders and gate to the golf course. Included in the sale will be the greenhouse and summerhouse.













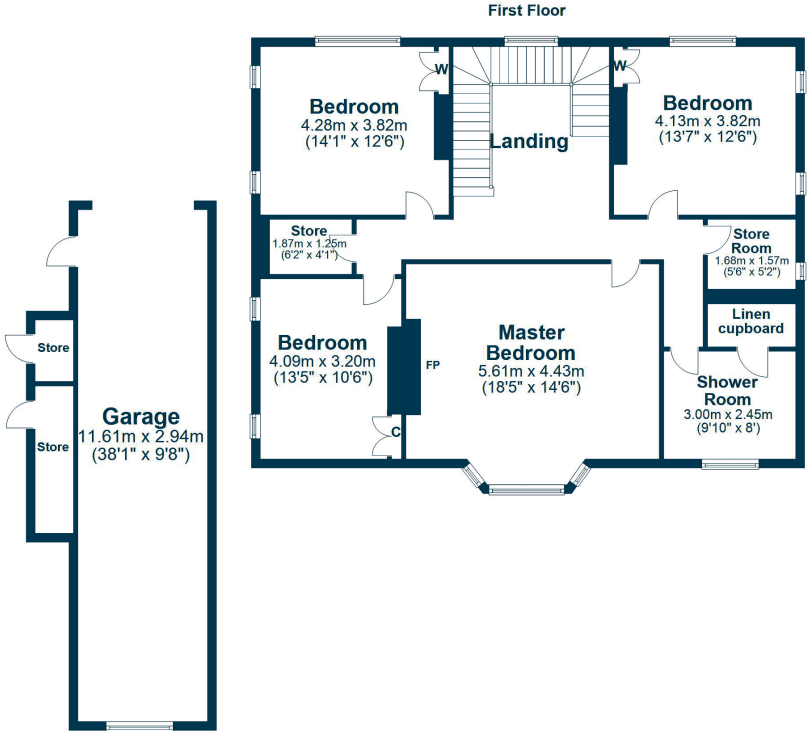
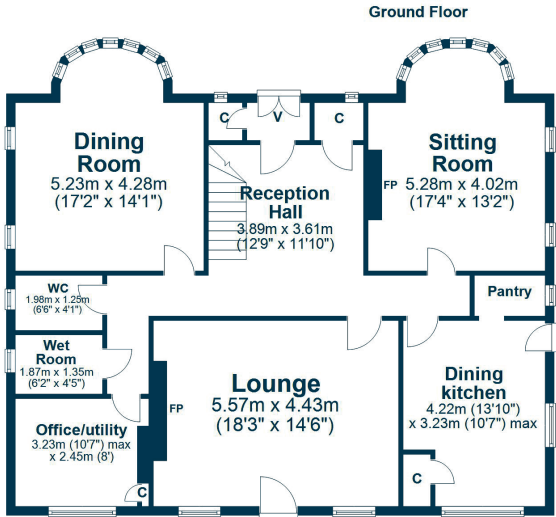












Ottoline Drive is one of Troon's most desirable residential addresses within close proximity to a range of local amenities and around one mile from Troon town centre which provides a more comprehensive range of amenities including supermarket and retail shopping, transport links and recreational facilities. Troon is considered a golfing mecca with Royal Troon most recently hosting the Open Championship in July 2024.

**TR1983** | Sat Nav: Darley House, 24 Ottoline Drive, Troon, KA10 7AW

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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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