



**12 ROOKERYWOOD WAY**  
SYMINGTON

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

**A stunning and spacious modern detached family villa, with ample and flexible accommodation, views over open green space at the rear and perfectly situated in the popular village of Symington.**

12 Rookerywood Way is a beautifully presented modern detached villa, which enjoys a lovely position with open west facing views from a balcony at the rear, set in a popular development in the conservation village of Symington. Built by MacTaggart and Mickel, 'The MacLaren' is presented to the market in truly showhome condition with all the conveniences one would expect from a brand new home. There are luxury modern fittings throughout, neutral decor and delightfully landscaped, well-stocked garden grounds that extend across the generous plot.

In more detail, the internal accommodation extends to an entrance vestibule with a door into the integral garage and a door into the hallway, which has stair to the upper apartments, a family room to the front and an impressive open plan living room/dining room with engineered oak flooring and luxury fitted kitchen, with sliding patio doors out to the garden, a separate utility room, under stairs storage and a downstairs WC. On the upper floor there are two double bedrooms to the front, storage off the landing and loft access, a family bathroom suite and two master bedrooms, one of which with a dressing area, but both with an en suite shower room and access to a west facing balcony that looks out over open green space.

Externally there are garden grounds to the front, with lawn and monoblock paving allowing off road parking for a number of vehicles to the front and leading to the integral garage. There is gated access at the side round to a fully enclosed rear garden, with mature shrubs, trees, a manicured lawn, herbaceous borders, and a paved patio area.

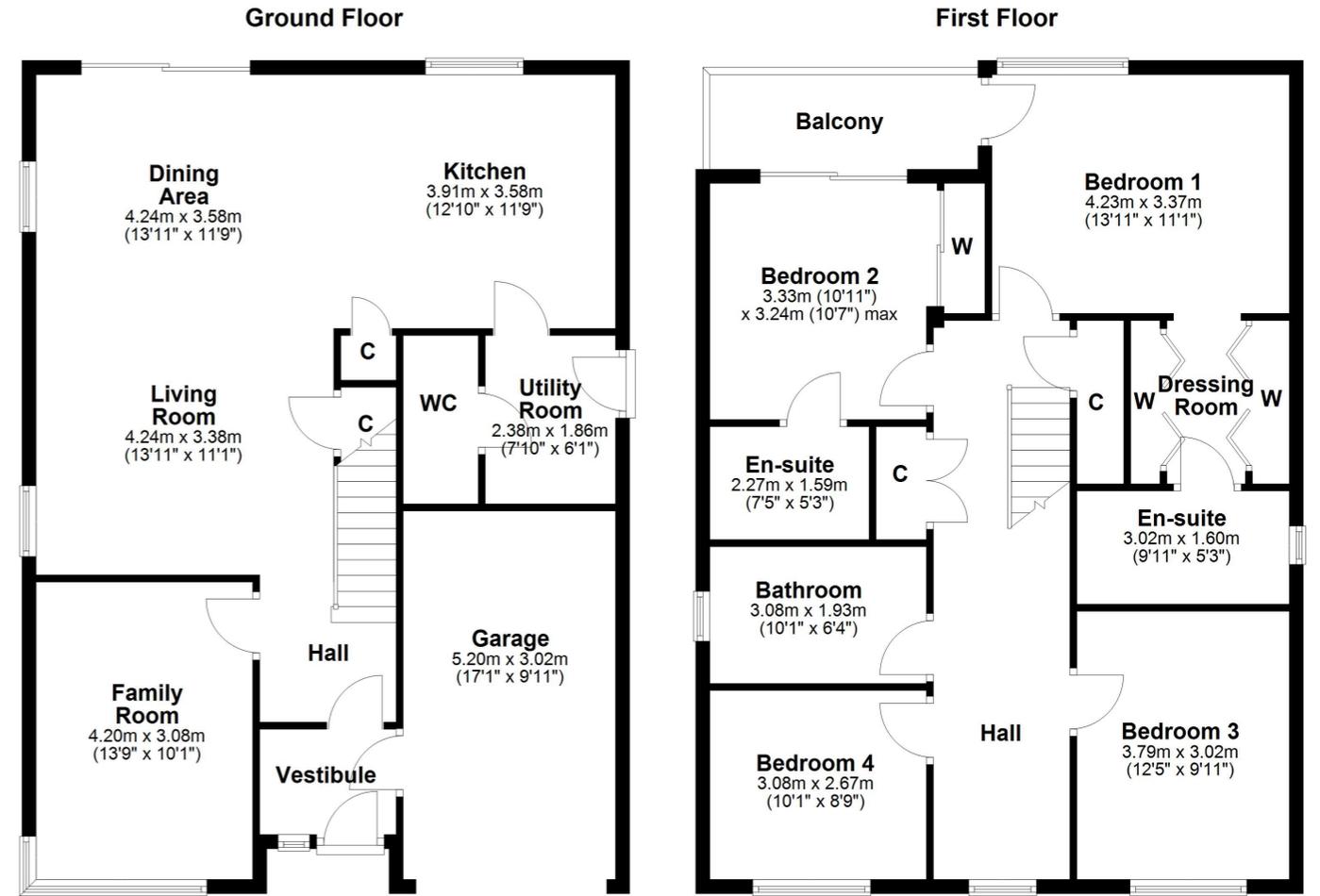












Symington is a delightful village close to the A77/M77 linking to both Glasgow and Ayr and around 5 miles from the coastal town of Troon. The village itself provides a range of amenities including various shops, a post office, The Wheatsheaf restaurant/bar and an excellent primary school. Prestwick International Airport, with regular flights to destinations throughout Europe is around 5 miles distant and South Ayrshire boasts a range of championship golf courses.

**TR1982** | Sat Nav: 12 Rookerywood Way, Symington, KA1 5FE

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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Corum Troon  
29 Portland Street, Troon, KA10 6AA

**Tel:** 01292 310 010

**Email:** [troon@corumproperty.co.uk](mailto:troon@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)