



OAKLANDS

36A OTTOLINE DRIVE, TROON

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

A truly stunning modern detached villa with an exceptional level of finish set in extensive, landscaped gardens backing onto Lochgreen golf course.

This architect designed villa was constructed by JC Morton homes and provides beautifully proportioned accommodation combined with a bespoke level of fixture and finish. Benefits of this beautiful family home include a bespoke fitted kitchen, sanitary ware by Porcelanosa, extensive fitted wardrobes and cupboard space, solid oak doors and skirtings, two balconies, gas central heating, double glazing and alarm system.

In summary the accommodation extends to, on the ground floor, a vestibule, grand reception hallway with two piece off, formal lounge, dining room, fitted kitchen, sitting room and useful utility room. Upstairs there is a generous upper landing giving access to four double bedrooms and a four piece family bathroom. The master bedroom has a dressing room and three piece en-suite shower room. Bedroom 2 also features a three piece en-suite shower room. From the master bedroom and bedroom 2 there is access to separate balconies overlooking the rear garden and beyond to Lochgreen golf course.

Externally the property is set in immaculate, tended gardens extending to approximately a third of an acre. The front garden is entered via wrought iron gates and provides extensive driveway parking and integral double garage with automatic door. The garage has a door to the reception hallway and houses the boiler. The south-westerly facing rear garden is predominantly lawned with mature shrubbery borders and decorative patio ideal for entertaining. In addition there is a greenhouse and two gazebo's.





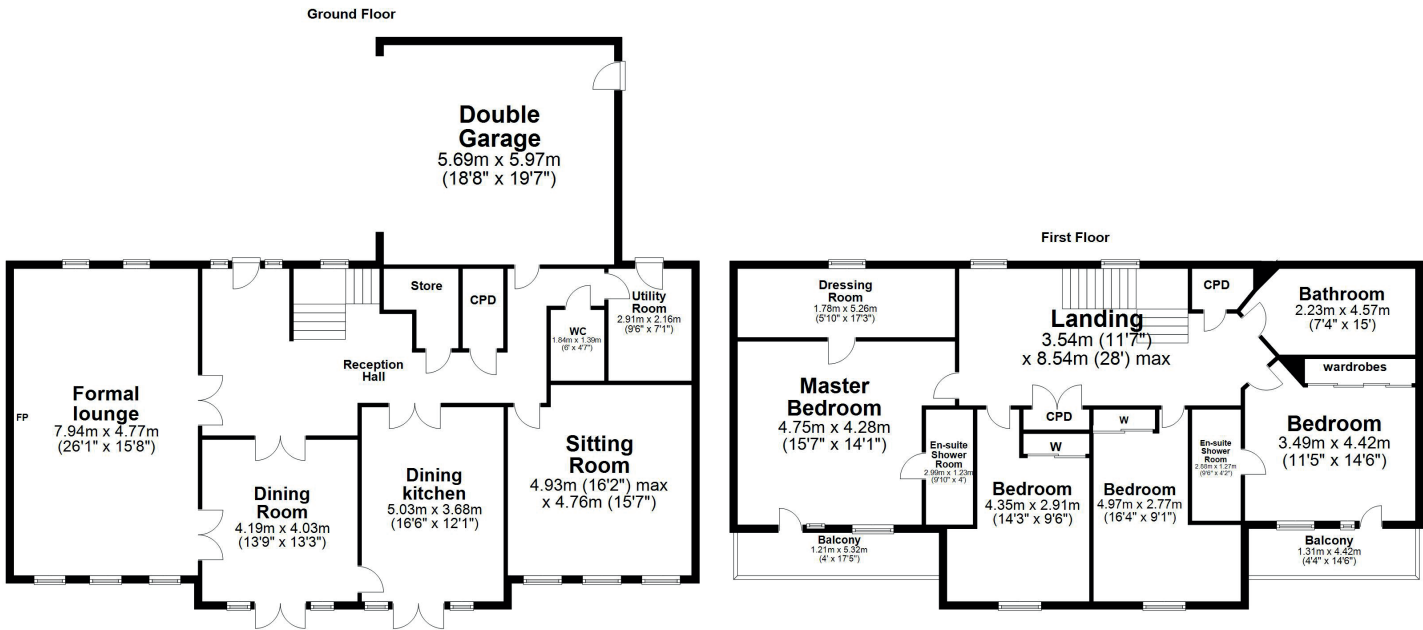












Ottoline Drive is one of Troon's most desirable residential addresses within close proximity to a range of local amenities and around one mile from Troon town centre which provides a more comprehensive range of amenities including supermarket and retail shopping, transport links and recreational facilities.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

TR2065 | Sat Nav: Oaklands, 36a 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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Corum Troon
29 Portland Street, Troon, KA10 6AA

Tel: 01292 310 010

Email: troon@corumproperty.co.uk

www.corumproperty.co.uk