



6 CROSBIE PLACE
TROON

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4 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

A rarely available and most impressive modern detached villa with south facing gardens perfectly placed within an exclusive gated cul-de-sac adjacent to Royal Troon Golf Club and the seafront.

Number 6 Crosbie Place represents an exceptionally rare opportunity to acquire one of the best positioned family homes to grace the local market in recent years. The property enjoys an enviable position within an exclusive gated development of just seven detached villas between Royal Troon Golf Club and The Portland course.

Features and benefits include a bespoke fitted kitchen with integrated appliances, luxury sanitary ware including a fully tiled en-suite bathroom to the master bedroom and separate three piece bathroom, double glazing, gas central heating, alarm system, neutral decoration and quality floor coverings.

In summary the accommodation extends to an entrance vestibule, welcoming reception hallway with two piece wc off, formal lounge with feature fireplace, dining room, fitted kitchen open plan to the breakfast room, conservatory and useful utility room with access to the integral double garage. Upstairs there is a spacious landing, four well proportioned double bedrooms (master with en-suite bathroom), dressing room/office and a three piece bathroom.

Externally to the front there is a lawned garden with block paved pathways and double driveway culminating in the integral double garage with useful store room to the rear. The fully enclosed rear garden is predominantly laid to lawn with well stocked shrubbery borders and patio area. The garden shed is included in the sale.

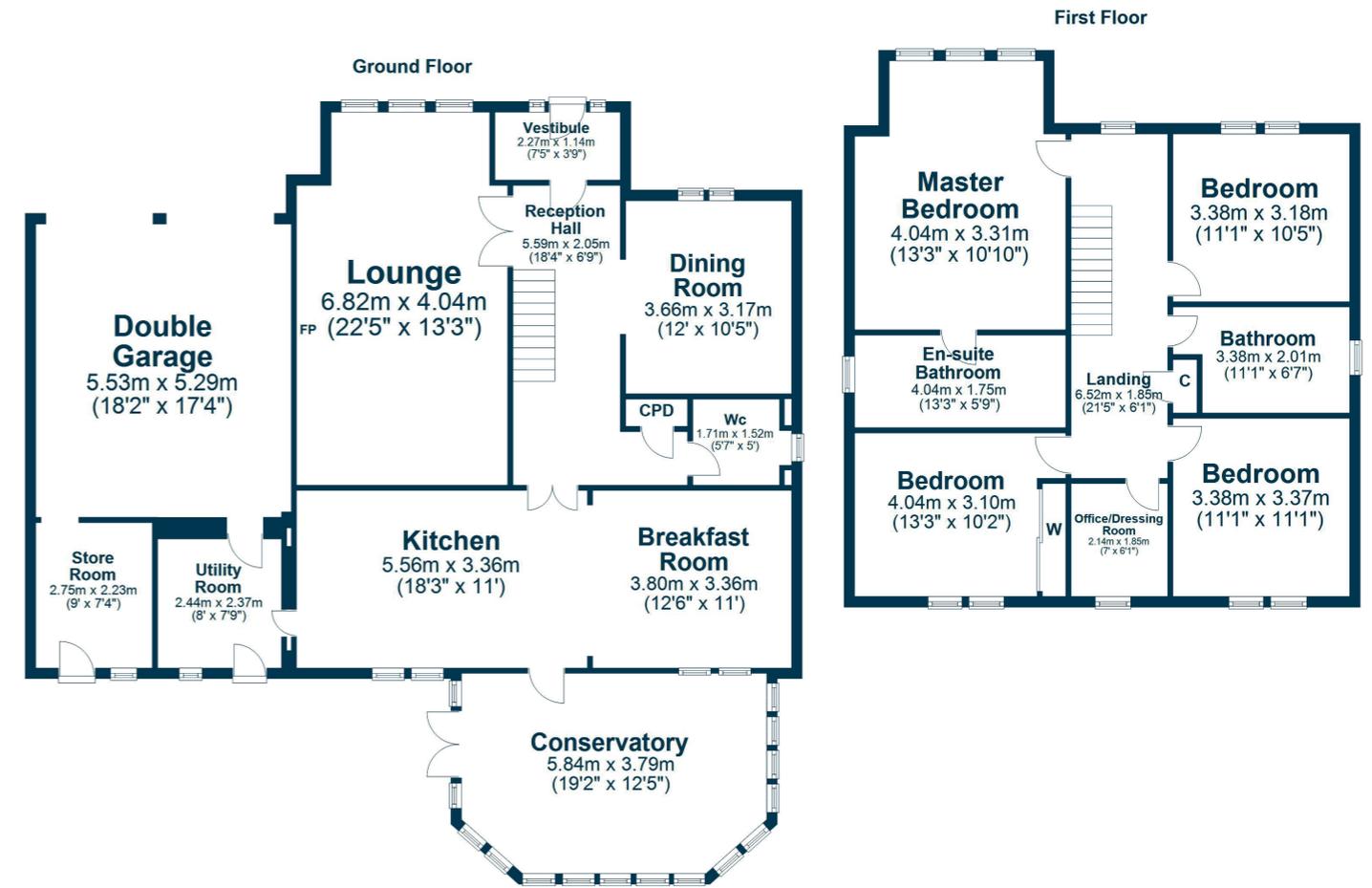












Crosbie Place is a highly sought after residential location sandwiched between the fairways of Royal Troon and Portland and a short stroll from the seafront with the isle of Arran providing a stunning back-drop. Troon town centre is around 1.2 miles away and provides a plethora of boutique shops, bars and restaurants while for the commuter there are first class road and rail links to Ayr and Glasgow.

TR1994 | Sat Nav: 6 Crosbie Place, Troon, KA10 6EY

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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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