



TROWEIR, KERSE SQUARE

BY PATNA

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

Troweir is a magnificent four bedroom detached villa set amid approximately one acre of beautiful gardens. A sweeping drive with a double garage, complete with an upper floor, welcomes multiple cars or even your RV. Inside, the spacious layout includes a 24ft snooker room, a generous dining kitchen, utility, lounge, dining room, an en suite, a bathroom, and a shower room.

Troweir is an outstanding detached villa nestled on nearly an acre of verdant, gently sloping land in picturesque Ayrshire. The moment you arrive, a sweeping driveway unfolds before you, framed by manicured lawns, mature planting, and tasteful detailing, offering ample space for multiple vehicles or a large RV with ease.

On arrival, you will be greeted by a welcoming central hallway. The snooker room/games room, generously sized and awash with natural light, promises leisurely afternoons or festive gatherings, and has a focal point fireplace with wood burning stove. The dining kitchen has plenty of room for both serious cooking and casual entertaining while offering seamless access to both the separate utility room and the rear garden, for added convenience.

There is a separate dining room which lies next to the magnificent lounge - a grand, tranquil retreat, complete with fireplace and wood burning stove, with views across the landscaped garden and beyond. At the other end of the hallway lies a double sized bedroom with adjacent WC/shower room, ideal for guests or a peaceful home office.

Completing the ground floor layout is a versatile store room that could be adapted to suit your needs, adding to the home's flexibility.

On the upper floor, there is a generous landing giving access to three large bedrooms, all with built-in wardrobes, master with en-suite shower room, and a family bathroom with four-piece suite inclusive of walk-in shower and a separate bath.

Outside, the double garage measures 25ft x 25ft and has an additional floor, which the current owners use a home gym.

The manicured gardens offer a stunning setting for alfresco dining, with uninterrupted countryside vistas inviting you to relax, making Troweir a sublime sanctuary where rural beauty, space, and refined living converge effortlessly.





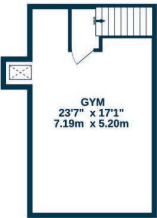
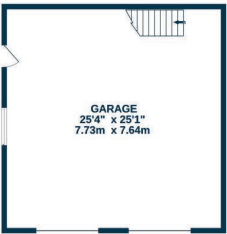
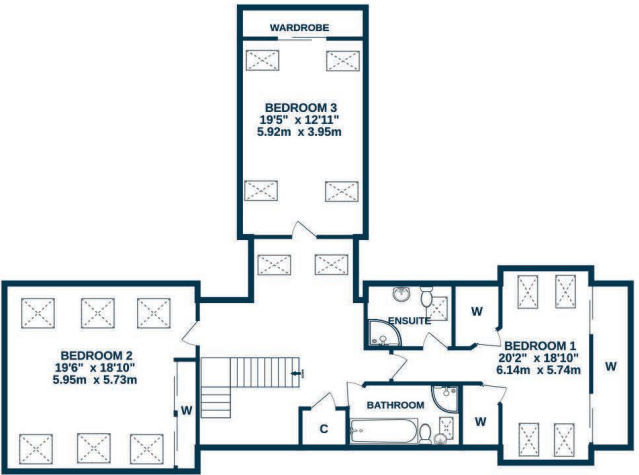
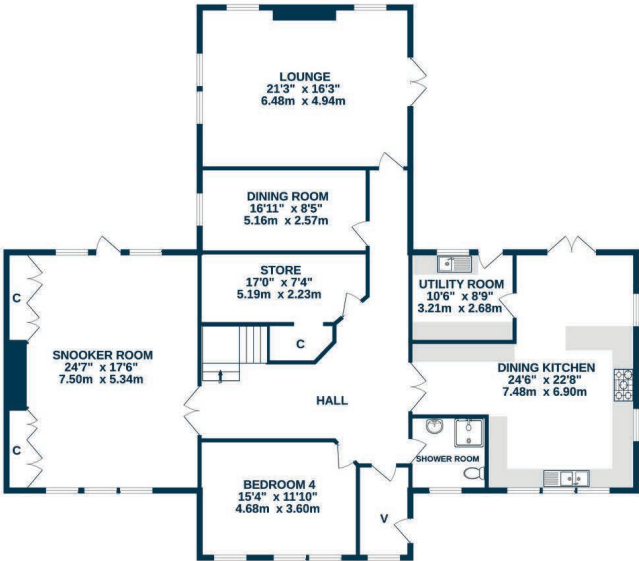












Troweir enjoys a privileged rural setting near Patna in East Ayrshire, where country charm meets practical accessibility. The nearest railway station is Ayr, around 7 to 8 miles away with regular train service to Glasgow.

Ayr offers a comprehensive mix of retail, dining, supermarkets, and leisure amenities - perfect for evenings out. Troon, a charming seaside town with its own beach and coastal attractions, lies about 14 miles away.

Within the village itself, residents enjoy local convenience from SPAR on Dalvennan Avenue for quick daily essentials. For a broader supermarket selection such as Sainsbury's, Tesco, Asda, M&S, Aldi, Lidl or Morrisons, Ayr's town centre and retail parks are only a short drive away. Places of interest nearby enrich the lifestyle here: Ayr, Prestwick and Troon offers restful coastal walks and golf, while surrounding countryside trails and the River Doon beckon for walking, angling, and outdoor leisure activities.

Troweir combines the quiet elegance of rural life with straightforward access to essential towns, shopping, transport, and scenic Ayrshire highlights.

AY5366 | Sat Nav: Troweir, Kerse Square, By Patna, KA6 7HA

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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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