



make yourself a home

49 Hunter Crescent

Troon, KA10 7AH

Signature

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Perfectly situated in a quiet, established, and highly sought-after location, 49 Hunter Crescent offers an exquisite blend of modern luxury and timeless elegance. This stunning detached villa offers substantial family sized accommodation with a sophisticated extension at the rear, creating a unique third split level that enhances its layout.

*Craig Robertson*  
Director





- The heart of the home is the fabulous open plan kitchen and family living space, seamlessly integrated with a dining room, perfect for both everyday living and entertaining. Solid oak flooring flows throughout, adding a touch of sophistication to the stylish and spacious accommodation not to mention the fabulous outlook overlooking the surrounding fields.
- The property boasts four generously sized bedrooms, including two with en-suite shower rooms. The luxurious master bathroom adds to the home's appeal, ensuring comfort and convenience for the entire family.

- A formal lounge to the front of the property offers a cozy retreat, ideal for relaxation or entertaining guests.
- The fully landscaped gardens are a true highlight, featuring an artificial lawn, a porcelain patio, and breathtaking views over the adjacent fields. The driveway at the front provides ample parking space for multiple cars including an electric car charging point and single garage.
- Located in Troon, a charming coastal town renowned for its beautiful sandy beaches and world-class golf

courses, this home is perfectly positioned. Residents can enjoy a range of amenities, including boutique shops, cafes, and restaurants, all within easy reach.

- Nature and Recreation: For nature enthusiasts, the property is close to several scenic nature trails, including the popular Fairy Trail in Fullarton Woods, offering endless opportunities for outdoor exploration and family adventures.

49 Hunter Crescent in Troon is not just a home; it's a lifestyle. Experience the perfect blend of luxury, comfort, and natural beauty in one of the most desirable locations. Don't miss the opportunity to make this exquisite villa your own.





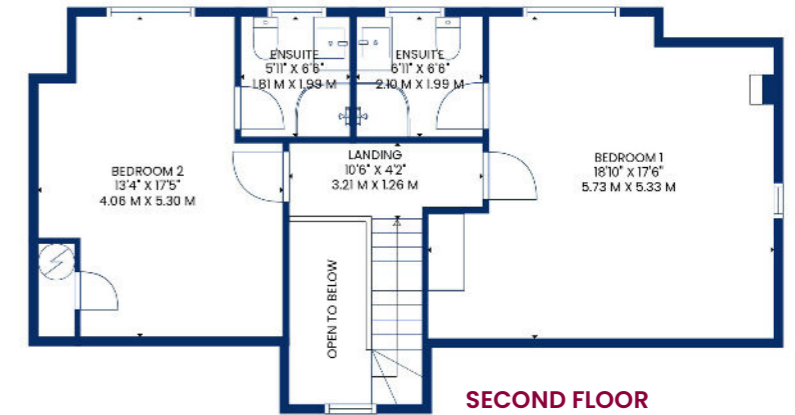
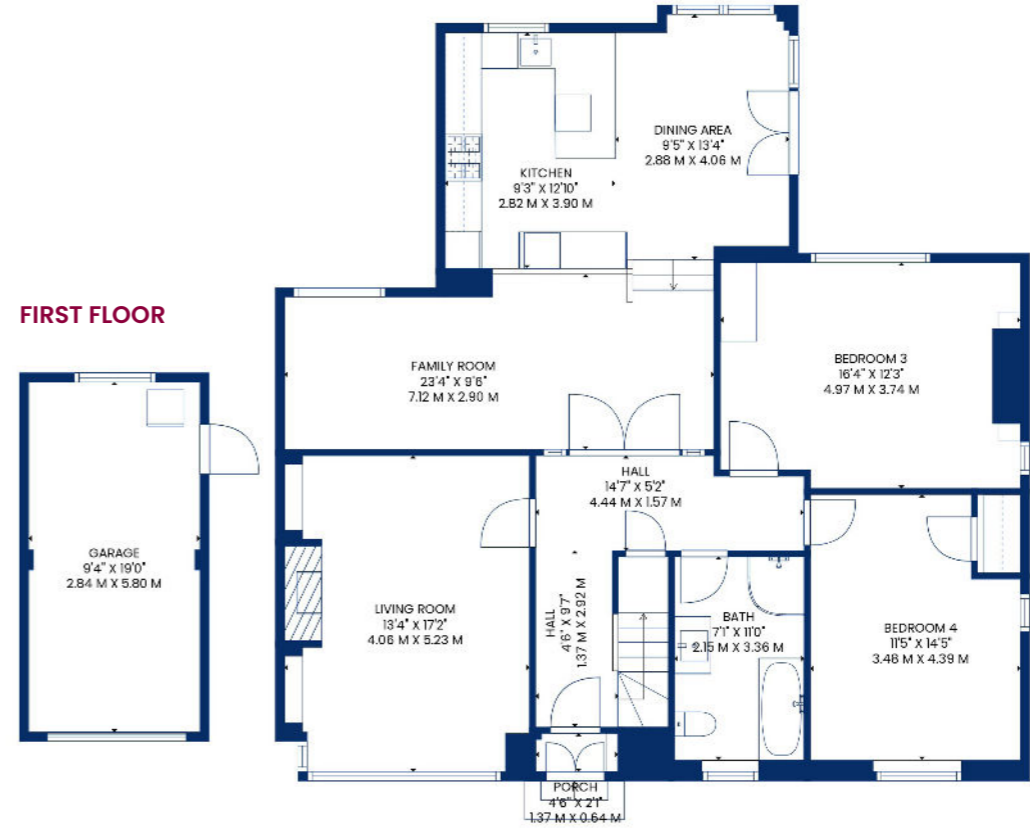
# 49 HUNTER CRESCENT

TROON, KA10 7AH





FIRST FLOOR



SECOND FLOOR



### Situation

Troon is popular for its sandy beaches, marina, world class golf courses and excellent transport to links to Ayr, Glasgow and beyond. Troon itself offers excellent town centre shopping, with trendy coffee shops, bars and restaurants. There are a number of primary and secondary schools within the greater Troon area. Both Troon and Barassie train stations provide a regular service to Ayr, Glasgow and beyond.

For Sat Nav purposes the postcode is **KA10 7AH**

EPC rating: **D**

Council tax band: **F**

SQM: **184**

Prestwick **01292 471511** | Irvine **01294 317013** | Kilmarnock **01563 593560**

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