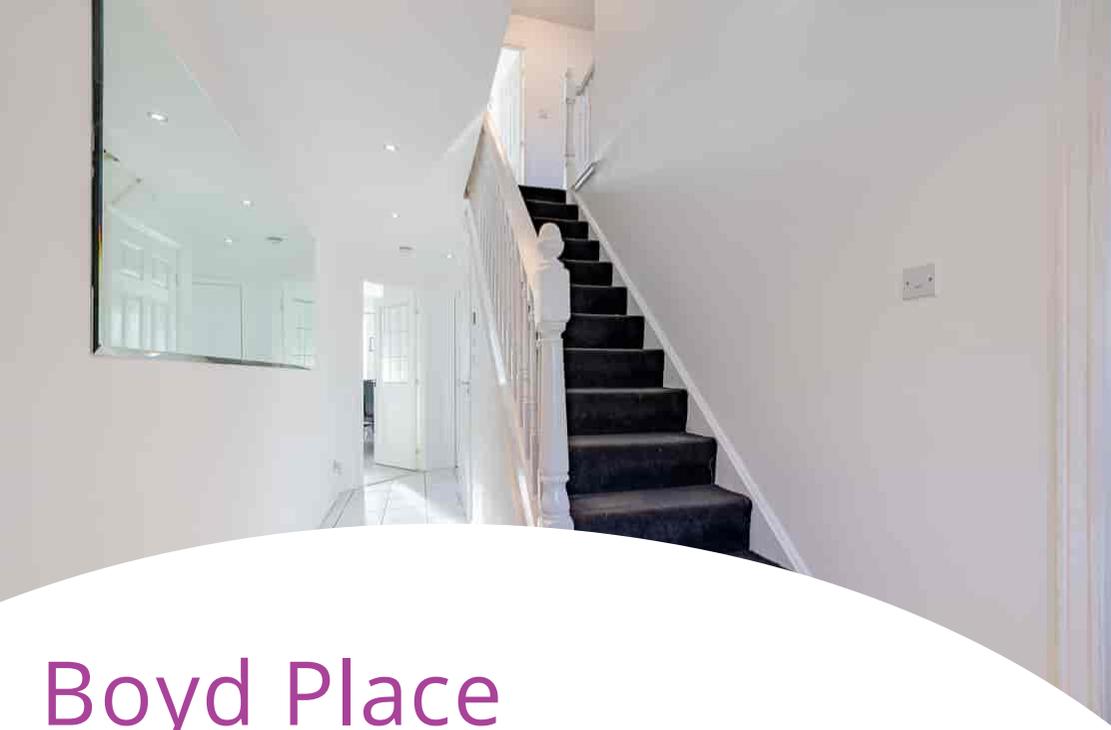




5 Boyd Place
Troon, KA10 7LU
P.O.A.

GREIG
Residential



Boyd Place

Troon, KA10 7LU

Greig Residential are delighted to present to the market this immaculate four bedroom detached villa positioned in a quaint cul de sac within a modern residential development, built by the reputable Taylor Wimpy. Boasting spacious flexible accommodation with neutral decor and modern fixtures and fittings throughout this property is also complemented by low maintenance private gardens, off street parking and integral garage.

Located within a moments walk of Barassie beach, preferred primary and secondary schooling and direct transport links with Barassie train station within walking distance this is the ideal family home and sure to impress all who view.





Hallway

1.97m x 4.89m (6' 6" x 16' 1") Access is given via an outer double glazed door to a welcoming spacious hallway offering crisp white decor, ceiling spotlights and coving, generous storage cupboard and tiled flooring. The hallway gives access to the lounge, dining room, dining sized kitchen, wc and a carpeted staircase leads to the upper level.

Lounge

3.65m x 5.60m (12' 0" x 18' 4") Generously proportioned main apartment featuring crisp white decor, ceiling cornicing, fitted carpet and a double glazed bay window to the front.

Cloaks/WC

1.60m x 0.85m (5' 3" x 2' 9") Practical cloaks/wc complete with a two piece white suite, crisp white decor, ceiling spotlights and tiled flooring.

Dining Room

3.51m x 3.58m (11' 6" x 11' 9") Flexible second apartment offering crisp white decor, ceiling coving, laminate flooring and a double glazed window to the rear. Could be utilized as a tv room, study or down stairs bedroom.

Dining Kitchen

3.65m x 4.52m (12' 0" x 14' 10") Sizable fully fitted kitchen complete with grey gloss wall and base storage units providing ample storage with complementary marble effect work surface, integrated oven, ceramic hob and hood, plumbing and space for American fridge freezer and dish washer, anthracite sink and drainer, breakfast bar seating area, neutral decor, tiled splashback, plentiful space for dining table and chairs, door access to practical utility room, tiled flooring and double glazed french doors with full length window formation to the rear offering views of the rear garden.

Utility Room

1.48m x 1.98m (4' 10" x 6' 6") A good sized utility room offering additional work surface, plumbing and space for washing machine and tumble drier, sink and drainer neutral decor, tiled splashback, tiled flooring and a door leading to the garden.

Bedroom One

3.64m x 4.41m (11' 11" x 14' 6") Impressive master bedroom with practical en-suite facilities, crisp white decor, large fitted wardrobe, shelved alcove, fitted carpet and a double glazed window to the front.





En-suite

1.86m x 1.80m (6' 1" x 5' 11") Stylish en-suite offering a white wash hand basin, vanity unit and wc set, shower cubicle with mains shower, crisp white decor, tiled around shower, tiled flooring and a double glazed opaque window to the side.

Bathroom

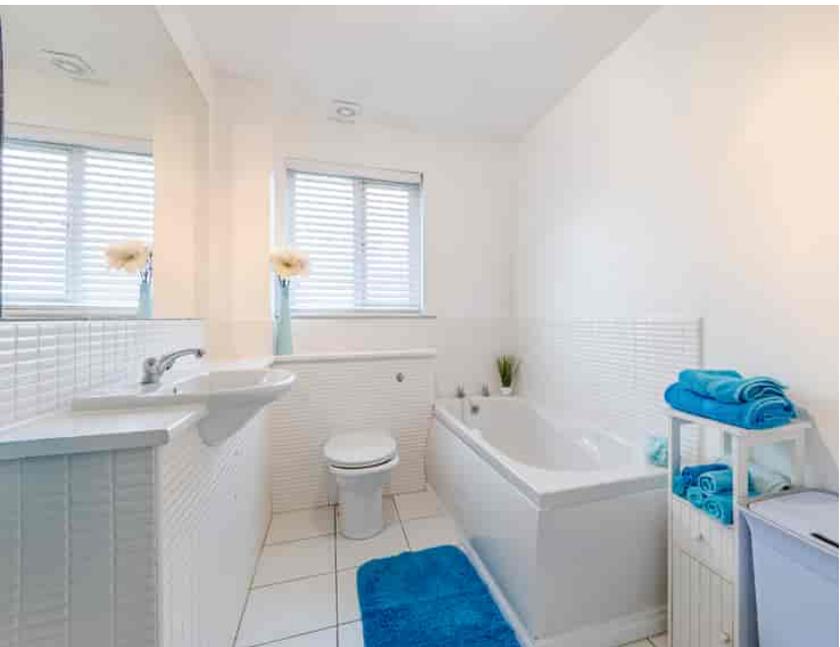
1.83m x 3.25m (6' 0" x 10' 8") Modern family bathroom comprising of a four piece white suite with wash hand basin, wc, bath, separate shower cubicle with electric shower, crisp white decor, half height tiling and fully tiled shower, tiled flooring and a double glazed opaque widow to the rear.

Bedroom Two

3.65m x 3.59m (12' 0" x 11' 9") Generous double bedroom offering contemporary decor, shelved alcove, shelved fitted wardrobes, fitted carpet, double glazed window to the front and access to Jack n Jill en-suite facilities. .

Jack n Jill Ensuite

2.31m x 1.68m (7' 7" x 5' 6") With access from bedroom two and three the practical en-suite shower room is complete with wash hand basin, wc, shower cubicle with electric shower, tiled around shower, tiled flooring and a double glazed opaque window to the side.



Bedroom Three

3.37m x 3.25m (11' 1" x 10' 8") Spacious double bedroom featuring contemporary decor, fitted carpet and a double glazed window to the rear.

Bedroom Four

2.86m x 3.25m (9' 5" x 10' 8") A good sized double bedroom with crisp white decor, fitted carpet and a double glazed window to the rear.

Externally

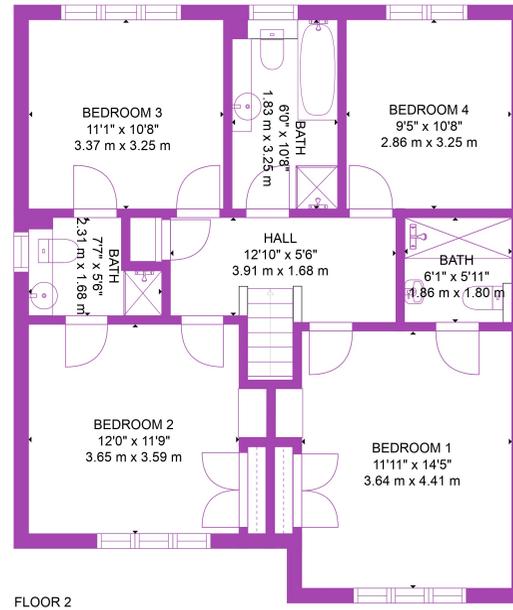
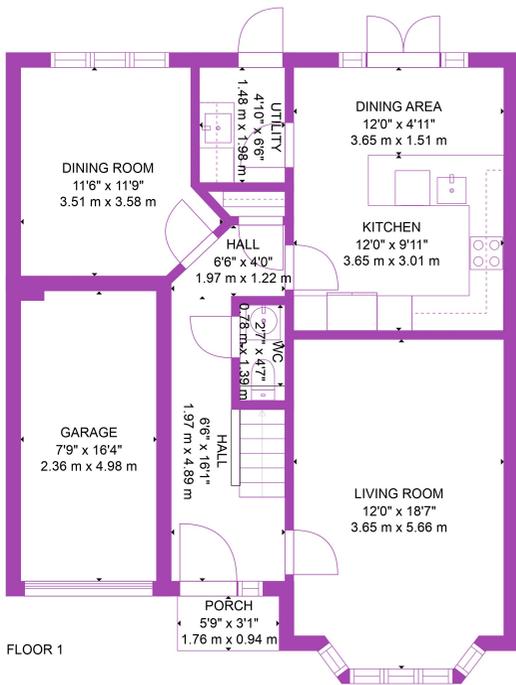
This property boasts private gardens to the front and rear, the front garden has a well manicured lawn and mono block driveway offering ample off street parking and leading the integral garden whilst the rear garden has been designed with ease of maintenance in mind with a well manicured lawn and a paved patio perfect for al fresco dining and entertaining.



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