



THE
KING'S

TROON

Luxury Bungalows and Detached Family Homes



LYNCH HOMES



CONTEMPORARY
LIVING IN A PICTURESQUE
LOCATION



Ladybank - Family/Dining

WALK IN AND START LIVING

LYNCH HOMES

Lynch Homes, established in 1971, has a well-earned reputation for building beautiful, luxury, affordable homes. The family run firm has been market leader in the development of quality housing for many years and we pride ourselves on our attention to detail and innovative developments.

Based in Ayrshire, Lynch Homes operate throughout Central Scotland and focuses on small to medium sized housing developments.

Lynch Homes are renowned for our build quality, generous specification and delivering "walk in and start living" properties.

With a varied choice of kitchens, bathrooms and fittings, each and every Lynch home is uniquely designed around you and the way you live.

Area & Amenities

Situated in a quiet, residential area of this scenic coastal town, The King's is just minutes from some of Scotland's most beautiful countryside including Fullarton Woods, yet Troon's excellent road, bus and rail network provides quick and convenient links for commuting, while the town itself includes all the facilities that a family needs for an aspiring lifestyle.

Barassie Railway Station is just a short walk from The King's providing regular links to Glasgow, Prestwick Airport, Ayr and Irvine, while Troon Railway Station is almost equally convenient.

The nearby Port of Troon will offer regular crossings to Arran. Within easy walking distance is the town centre and both Troon and Barassie beaches which provide spectacular views of Arran and Ailsa Craig on the Firth of Clyde. Kilmarnock (Barassie) Golf Course, an Open qualifying course, is a short walk away while the internationally-famous Royal Troon Golf Course, which hosts the Open Championship, is a short drive away.

The King's is in the catchment area for St. Patrick's and Struthers Primary Schools, while secondary schools include Marr College and, further afield, Queen Margaret Academy in Ayr, all of which have high achieving reputations. Nearby, Wellington School offers private education for all age groups with direct transport from Troon. In addition to a number of private nursery schools which provide excellent day care, five of Troon's primary schools have affiliated nurseries.

Historical attractions abound within easy driving distance, including Culzean Castle and Country Park, Burns National Heritage Park, Dundonald Castle, Rozelle Park and McLaurin Gallery. Troon has a host of sporting venues including a swimming pool, a sailing club, angling club, youth centre, leisure clubs and, of course, Troon and the wider area's renowned golf courses.

Troon also has a number of wonderful restaurants including the 5 star Lochgreen House Hotel & Spa, Highgrove House Hotel, Lido, Scott's, The Old Loans Inn and a wide variety of others.



Scott's Restaurant at Troon Yach Haven



Marr College



Royal Troon Golf Club

A WONDERFULLY
SCENIC PLACE TO
CALL HOME

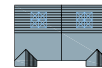
Troon/Barassie Beach with view to Arran



LYNCH HOMES



The Afton
3 Bedroom Semi-Detached



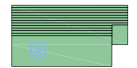
The Culroy
3 Bedroom Semi-Detached



The Culzean
3 Bedroom Detached Bungalow



The Darley
3 Bedroom Semi-Detached



The Ladybank
4 Bedroom Detached Bungalow




THE KING'S

TROON

The King's

The King's is an exclusive new collection of 35 beautifully designed luxury homes featuring three, four, five and six bedroom houses together with three and four bedroom bungalows.

This exciting new development is carefully situated on the rural green edge of Troon, nestled within an attractive, peaceful and tranquil setting, with stunning views over open fields. Just a stone's throw away from the beach and a 4-iron from the links, it's the perfect place for you to call home.

Your home at The King's will benefit from an exceptional level of specification and attention to detail with products and suppliers chosen from some of the most prestigious brands available.


These stunning homes boast beautiful stone features to the front elevation, spectacular garden rooms, cathedral style windows, stylish bi-fold doors, open plan kitchen and living areas, a place that truly allows you to bring the outside in.

This location has everything a family needs for an aspiring lifestyle.

- 

The Machrie
4 Bedroom Detached Home
- 

The Newark
4 Bedroom Detached Home
- 

The Sundrum
5 Bedroom Detached Home
- 

The Turnberry
6 Bedroom Detached Home
- 

The Waverley
6 Bedroom Detached Home



The Afton

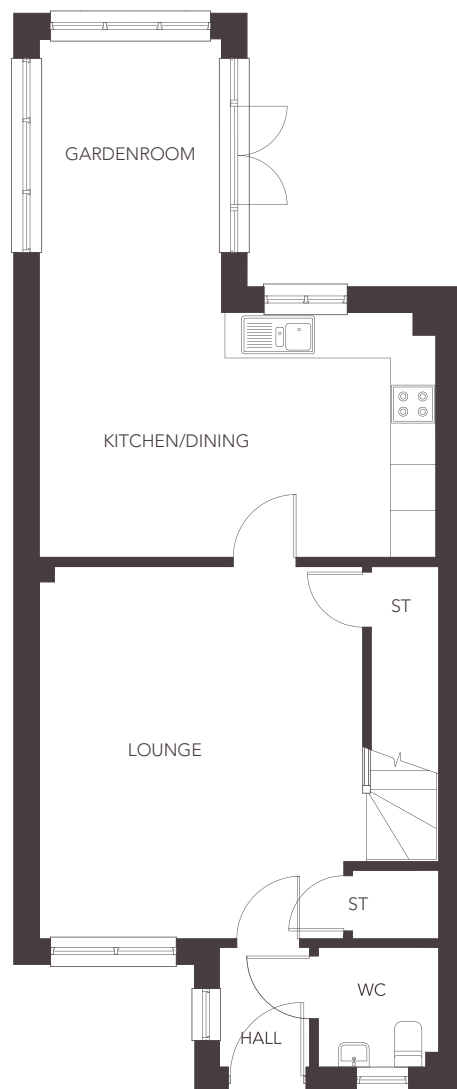
The Afton

3 Bedroom Semi-Detached Home

Total Area
1053 sq ft

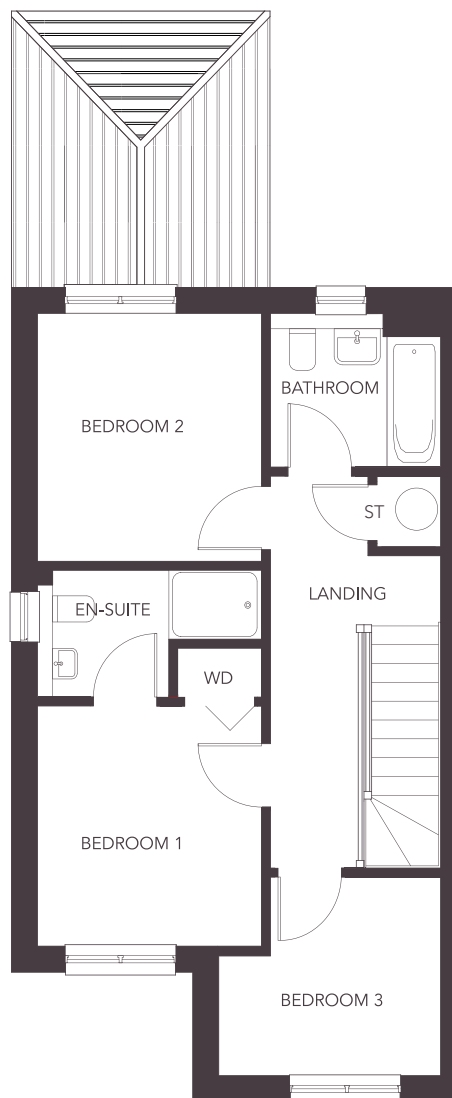
Key Features

- Garden Room with French doors to the rear garden
- Open plan Kitchen Family Dining with integrated appliances
- Master Bedroom with ensuite and fitted wardrobes



Ground Floor

| | | |
|----------------|---------------|------------------|
| Lounge | 4.89m x 4.25m | 16' 0" x 13' 11" |
| Kitchen/Dining | 5.21m x 3.22m | 17' 1" x 10' 6" |
| Garden Room | 3.60m x 2.39m | 11' 9" x 7' 10" |
| WC | 1.58m x 1.57m | 5' 2" x 5' 2" |



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3.12m x 2.92m | 10' 2" x 9' 6" |
| Bedroom 2 | 3.23m x 2.91m | 10' 7" x 9' 6" |
| Bedroom 3 | 2.89m x 2.60m | 9' 5" x 8' 6" |
| Bathroom | 2.21m x 2.00m | 7' 3" x 6' 6" |
| En-suite | 2.91m x 1.65m | 9' 6" x 5' 4" |



The Culroy

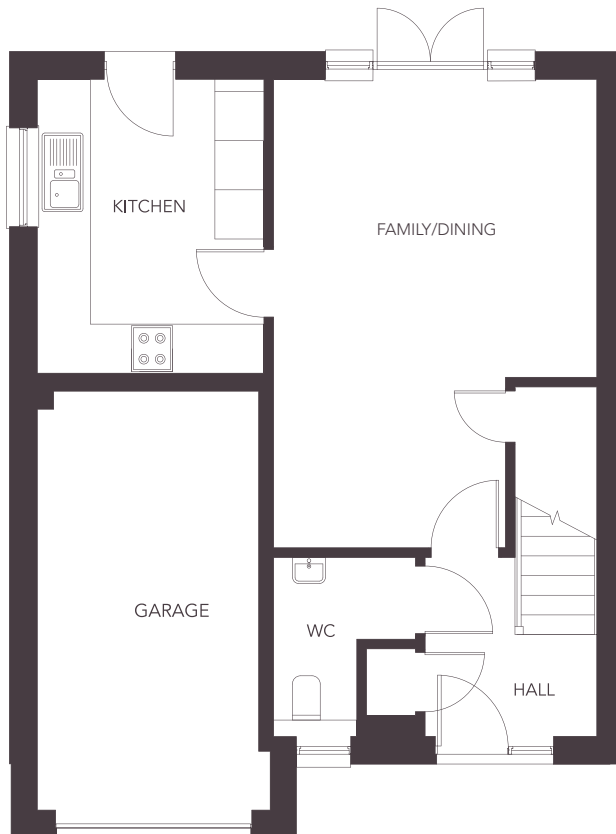
The Culroy

3 Bedroom Semi-Detached Home

Total Area

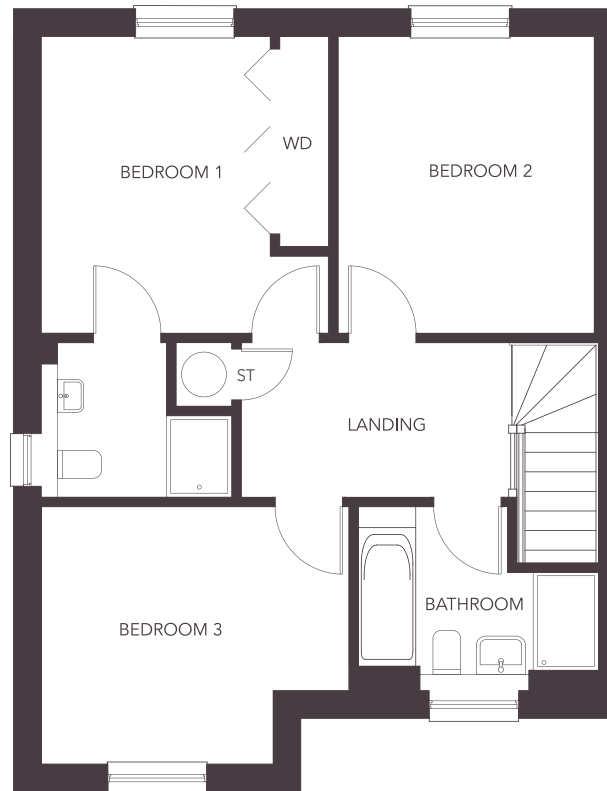
Key Features

- Generous Family Dining area with French doors into the rear garden
- Kitchen with integrated appliances
- Master Bedroom with ensuite and fitted wardrobes
- Integrated Single Garage



Ground Floor

| | | |
|---------------|---------------|------------------|
| Family/Dining | 5.71m x 3.94m | 18' 8" x 12' 11" |
| Kitchen | 3.58m x 2.27m | 11' 8" x 7' 5" |
| Garage | 5.11m x 2.70m | 16' 9" x 8' 10" |
| WC | 2.18m x 1.73m | 7' 1" x 5' 8" |



First Floor

| | | |
|-----------|---------------|------------------|
| Bedroom 1 | 3.63m x 2.80m | 11' 10" x 9' 2" |
| Bedroom 2 | 3.63m x 3.14m | 11' 10" x 10' 3" |
| Bedroom 3 | 3.77m x 3.15m | 12' 4" x 10' 4" |
| Bathroom | 2.94m x 1.95m | 9' 7" x 6' 4" |
| En-suite | 2.33m x 1.89m | 7' 7" x 6' 2" |



The Culzean

The Culzean

3 Bedroom Detached Bungalow

Total Area

Key Features

- Spacious Kitchen Family Dining with integrated appliances and French doors leading into the rear garden
- Separate Utility Room
- Lounge with French doors into the garden
- Master Bedroom with en-suite and fitted wardrobes
- Bedroom 2 with fitted wardrobes



| | | |
|-----------------------|---------------|-----------------|
| Lounge | 4.59m x 3.52m | 15' 0" x 11' 6" |
| Kitchen/Family/Dining | 6.18m x 4.59m | 20' 3" x 15' 0" |
| Bedroom 1 | 3.18m x 2.73m | 10' 5" x 8' 11" |
| Bedroom 2 | 2.98m x 2.77m | 9' 9" x 9' 1" |
| Bedroom 3 | 2.76m x 2.35m | 9' 0" x 7' 8" |
| Bathroom | 2.97m x 2.26m | 9' 8" x 7' 4" |
| En-suite | 2.20m x 1.50m | 7' 2" x 4' 11" |
| Utility | 1.62m x 1.31m | 5' 3" x 4' 3" |



The Darley

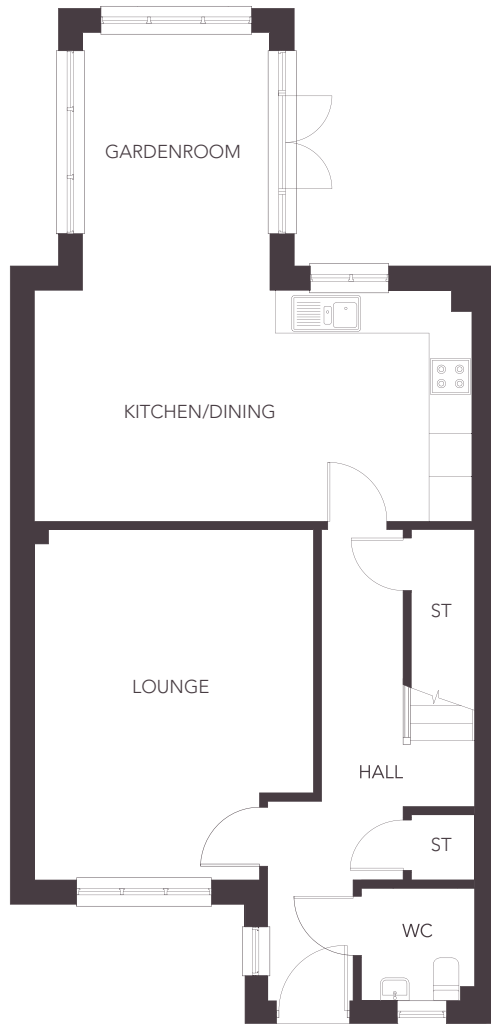
The Darley

3 Bedroom Semi-Detached Home

Total Area

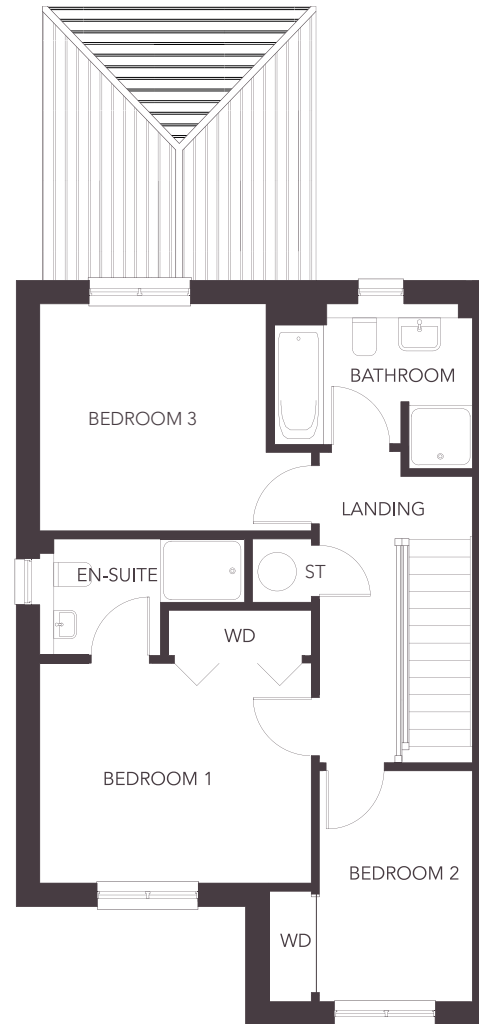
Key Features

- Garden Room with French Doors into the rear garden
- Open plan Kitchen Family Dining with integrated appliances
- Generous Lounge
- Bathroom with separate shower
- Master Bedroom with en-suite and fitted wardrobes
- Bedroom 2 with fitted wardrobes



Ground Floor

| | | |
|----------------|---------------|-----------------|
| Kitchen/Dining | 6.12m x 3.22m | 20' 0" x 10' 6" |
| Lounge | 4.90m x 3.90m | 16' 0" x 12' 9" |
| Garden Room | 3.6m x 2.62m | 11' 9" x 8' 7" |
| WC | 1.58m x 1.57m | 5' 2" x 5' 1" |



First Floor

| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 3.86m x 3.13m | 12' 7" x 10' 3" |
| Bedroom 2 | 3.23m x 3.22m | 10' 7" x 10' 6" |
| Bedroom 3 | 3.28m x 2.17m | 10' 9" x 7' 1" |
| Bathroom | 2.81m x 2.34m | 9' 2" x 7' 8" |
| En-suite | 2.91m x 1.65m | 9' 6" x 5' 4" |



The Ladybank

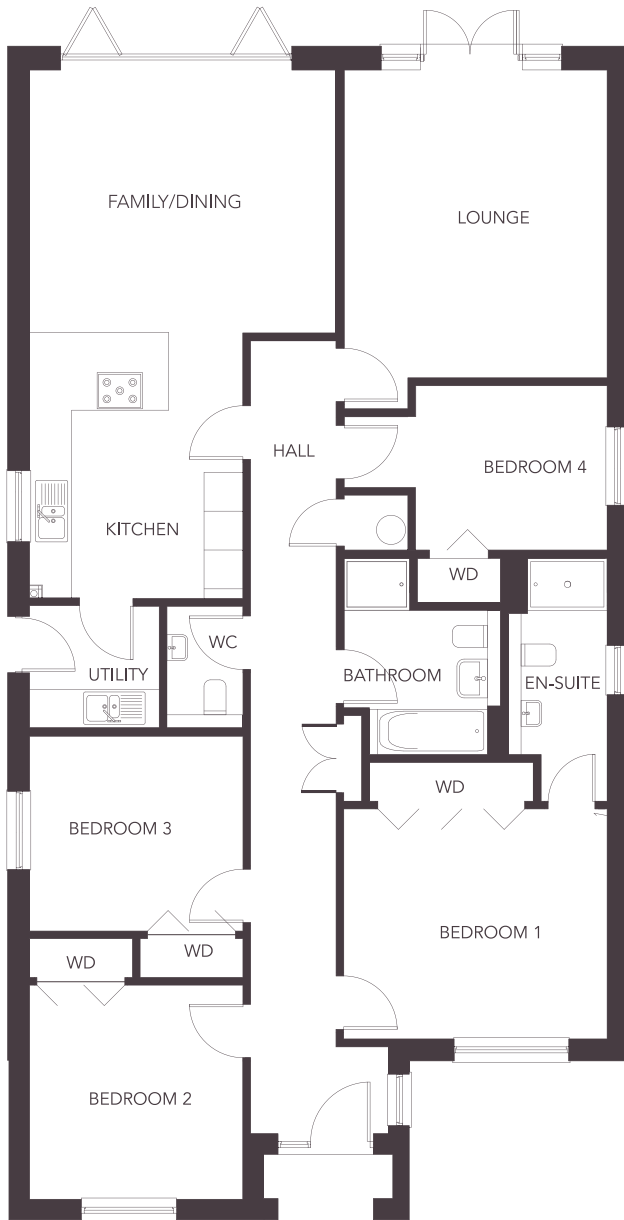
The Ladybank

4 Bedroom Detached Bungalow

Total Area

Key Features

- Floor to ceiling Cathedral window, vaulted ceiling, velux's, Bi-Fold doors leading into the rear garden
- Spacious open plan Kitchen Family Dining with peninsular unit/breakfast bar and integrated appliances
- Generous Lounge with French doors leading into the rear garden
- Separate Utility room
- Master Bedroom with en-suite and fitted wardrobes
- Bedroom 2, 3 and 4 with fitted wardrobes
- Detached Garage



| | | |
|-----------------|---------------|-----------------|
| Family/Dining | 4.73m x 4.06m | 15' 6" x 13' 3" |
| Kitchen | 4.10m x 3.24m | 13' 5" x 10' 7" |
| Lounge | 4.75m x 4.06m | 15' 7" x 13' 3" |
| Bedroom 1 | 4.06m x 3.55m | 13' 3" x 11' 7" |
| Bedroom 2 | 3.30m x 3.29m | 10' 9" x 10' 9" |
| Bedroom 3 | 3.29m x 3.01m | 10' 9" x 9' 10" |
| Bedroom 4 | 2.95m x 2.53m | 9' 8" x 8' 3" |
| Cloakroom | 1.87m x 1.17m | 6' 1" x 3' 10" |
| Bathroom | 3.02m x 2.41m | 9' 10" x 7' 10" |
| En-suite | 3.73m x 1.53m | 12' 3" x 5' 0" |
| Utility | 2.00m x 1.87m | 6' 6" x 6' 1" |
| Detached Garage | 3.31m x 6.09m | 10'10" x 19'11" |



The Machrie

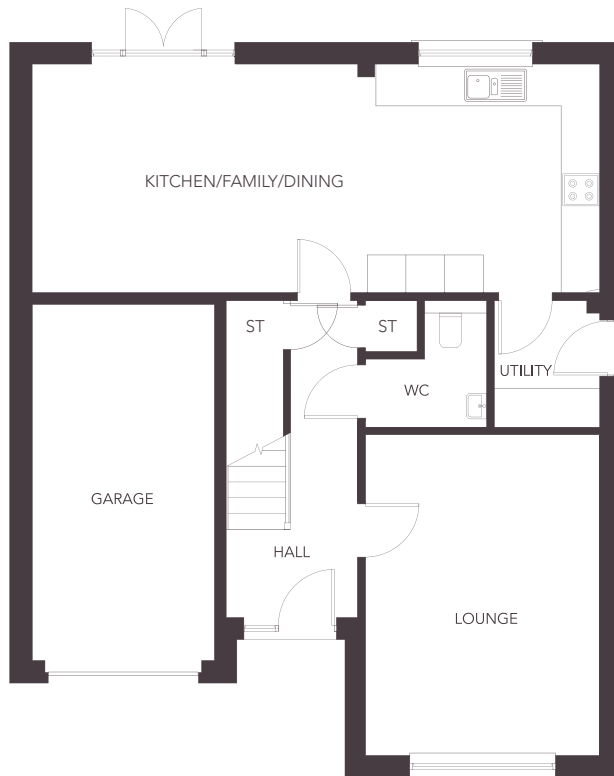
The Machrie

4 Bedroom Detached Home

Total Area

Key Features

- Open plan Kitchen Family Dining with integrated appliances
- Generous Lounge
- Separate Utility
- Master Bedroom with en-suite and fitted wardrobes
- Bedroom 2, 3 and 4 with fitted wardrobes
- Integrated Single Garage



Ground Floor

| | | |
|-----------------------|---------------|------------------|
| Lounge | 4.97m x 3.62m | 16' 3" x 11' 10" |
| Kitchen/Family/Dining | 8.80m x 3.54m | 28' 10" x 11' 7" |
| Garage | 5.52m x 2.82m | 18' 1" x 9' 3" |
| WC | 1.96m x 1.87m | 6' 5" x 6' 1" |
| Utility | 1.96m x 1.63m | 6' 5" x 5' 4" |



First Floor

| | | |
|-----------|---------------|------------------|
| Bedroom 1 | 3.76m x 3.63m | 12' 4" x 11' 10" |
| Bedroom 2 | 3.99m x 3.42m | 13' 1" x 11' 2" |
| Bedroom 3 | 4.02m x 2.90m | 13' 2" x 9' 6" |
| Bedroom 4 | 3.72m x 2.90m | 12' 2" x 9' 6" |
| Bathroom | 2.89m x 2.24m | 9' 5" x 7' 4" |
| En-suite | 2.73m x 1.63m | 8' 11" x 5' 4" |



The Newark

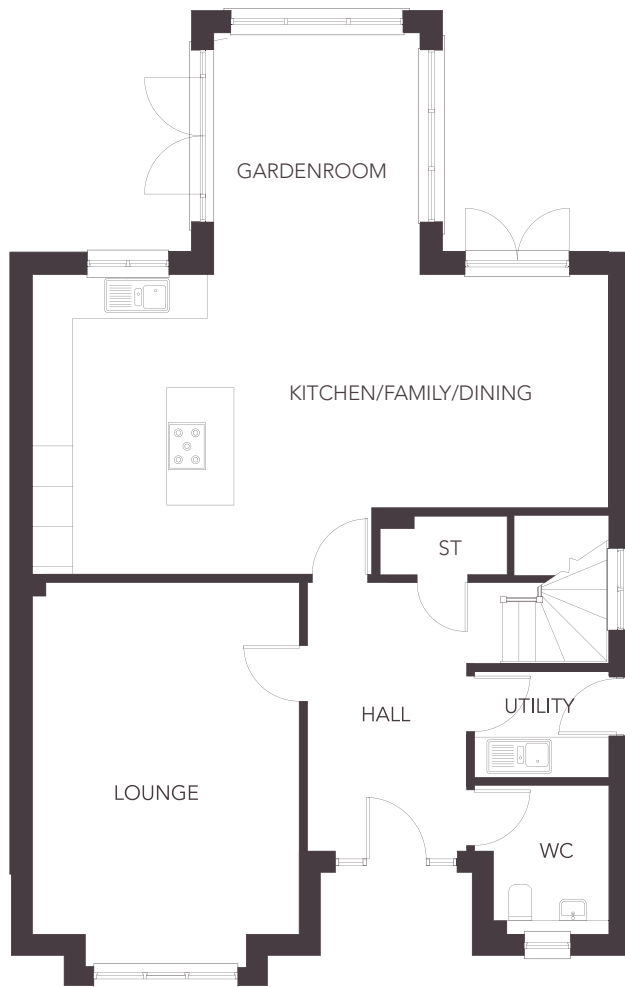
The Newark

4 Bedroom Detached Home

Total Area

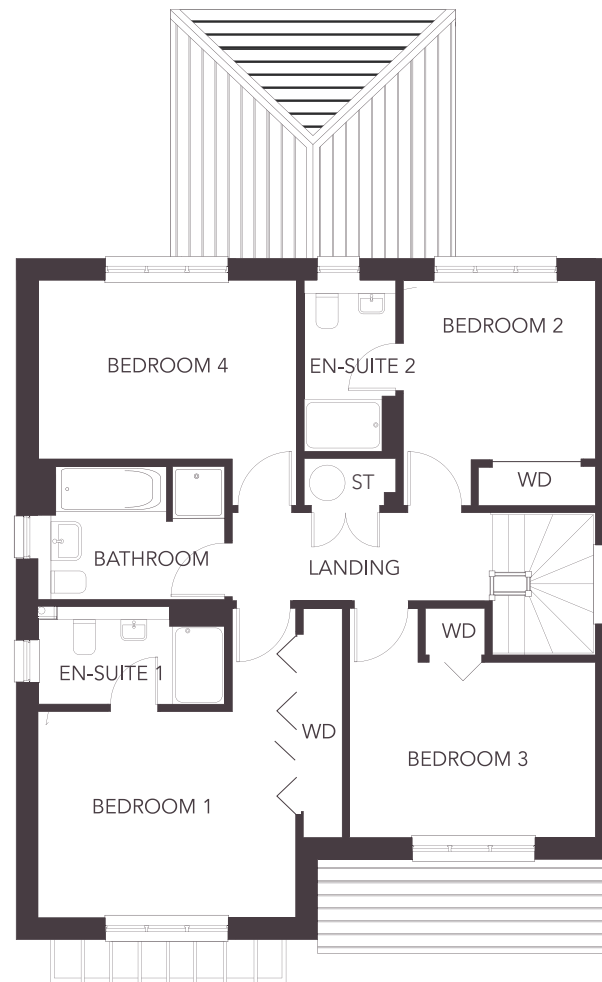
Key Features

- Statement Garden Room
- Bay window
- Open plan Kitchen Family Dining room with integrated appliances, large island with induction hob
- Separate Utility Room
- Master Bedroom and Bedroom 2 with en-suite and fitted wardrobes
- Bedroom 3 with fitted wardrobes
- Detached Garage



Ground Floor

| | | |
|-----------------|---------------|-------------------|
| Garden Room | 3.53m x 3.47m | 11' 6" x 11' 4" |
| Dining | 3.60m x 3.07m | 11' 9" x 10' 0" |
| Kitchen | 5.05m x 4.45m | 16' 6" x 14' 7" |
| Lounge | 5.71m x 3.96m | 18' 8" x 12' 11" |
| Detached Garage | 3.31m x 6.09m | 10' 10" x 19' 11" |
| WC | 2.22m x 1.71m | 7' 3" x 5' 7" |
| Utility | 2.00m x 1.57m | 6' 6" x 5' 1" |



First Floor

| | | |
|------------|---------------|------------------|
| Bedroom 1 | 3.96m x 3.17m | 12' 11" x 10' 4" |
| Bedroom 2 | 2.95m x 2.75m | 9' 8" x 9' 0" |
| Bedroom 3 | 3.78m x 2.69m | 12' 4" x 8' 9" |
| Bedroom 4 | 3.78m x 2.69m | 12' 4" x 8' 9" |
| Bathroom | 2.87m x 2.04m | 9' 4" x 6' 8" |
| En-suite 1 | 2.87m x 1.49m | 9' 4" x 4' 10" |
| En-suite 2 | 2.63m x 1.41m | 8' 7" x 4' 7" |



The Sundrum



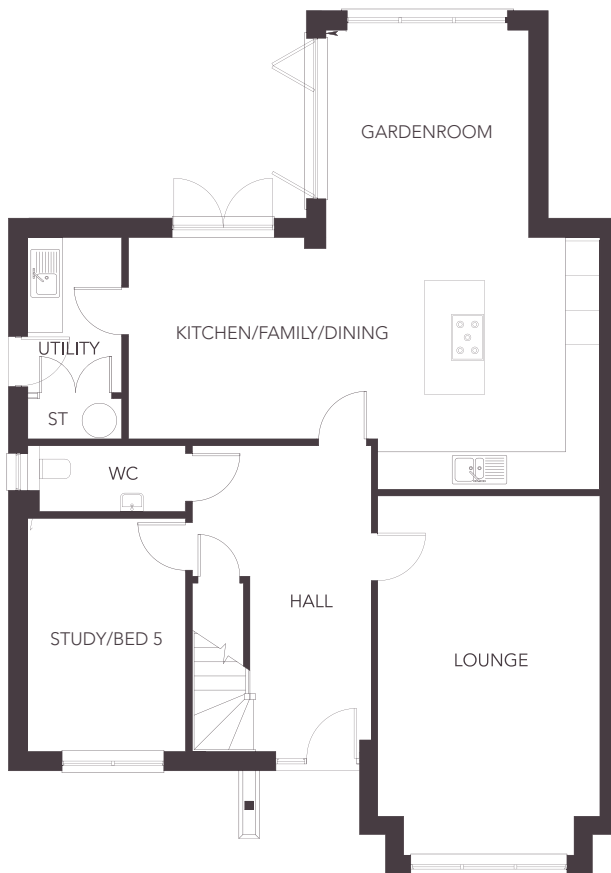
The Sundrum

5 Bedroom Detached Home

Total Area

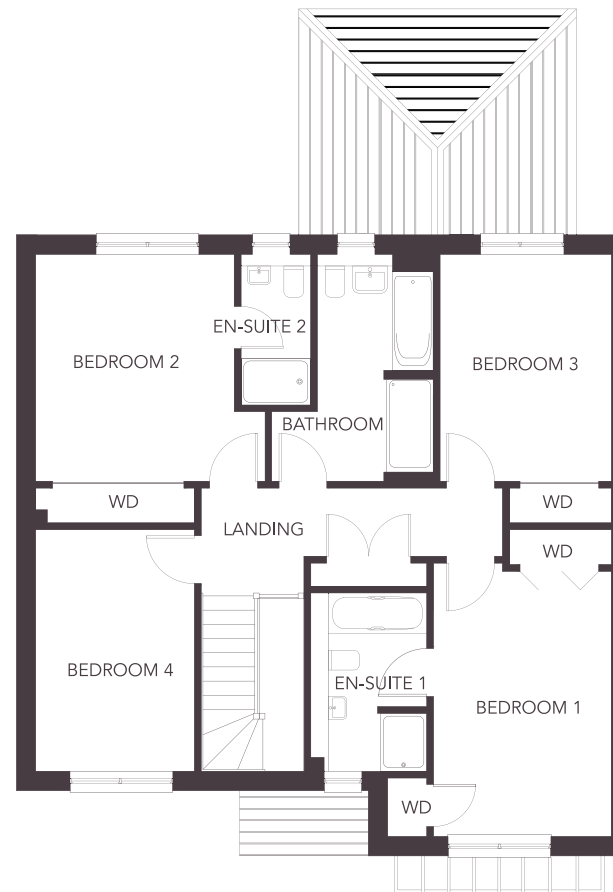
Key Features

- Signature Garden Room with Bi-fold doors leading into the rear garden
- Bay window
- Open plan Kitchen Family Dining with large island, integrated appliances and French Doors into the rear garden
- Generous Lounge
- Separate Utility Room
- Study
- Bathroom with walk-in shower
- Master Bedroom with fitted wardrobes and en-suite with bath and separate shower
- Bedroom 2 with en-suite and fitted wardrobes
- Bedroom 3 with fitted wardrobes
- Detached Garage



Ground Floor

| | | |
|-----------------|---------------|-----------------|
| Lounge | 6.23m x 3.85m | 20' 5" x 12' 7" |
| Family/Dining | 4.32m x 3.49m | 14' 2" x 11' 5" |
| Kitchen | 4.37m x 3.85m | 14' 4" x 12' 7" |
| Garden Room | 3.6m x 3.52m | 11' 9" x 11' 6" |
| Study/Bed 5 | 4.04m x 2.73m | 13' 3" x 8' 11" |
| Detached Garage | 3.31m x 6.09m | 10'10" x 19'11" |
| WC | 2.73m x 1.14m | 8' 11" x 3' 8" |
| Utility | 2.69m x 1.63m | 8' 9" x 5' 4" |



First Floor

| | | |
|------------|---------------|------------------|
| Bedroom 1 | 4.57m x 3.06m | 14' 11" x 10' 0" |
| Bedroom 2 | 3.91m x 3.42m | 12' 9" x 11' 2" |
| Bedroom 3 | 3.91m x 2.95m | 12' 9" x 9' 8" |
| Bedroom 4 | 4.16m x 2.73m | 13' 7" x 8' 11" |
| Bathroom | 3.91m x 2.00m | 12' 9" x 6' 7" |
| En-suite 1 | 3.07m x 2.00m | 10' 0" x 6' 7" |
| En-suite 2 | 2.6m x 1.2m | 8' 6" x 3' 11" |



The Turnberry



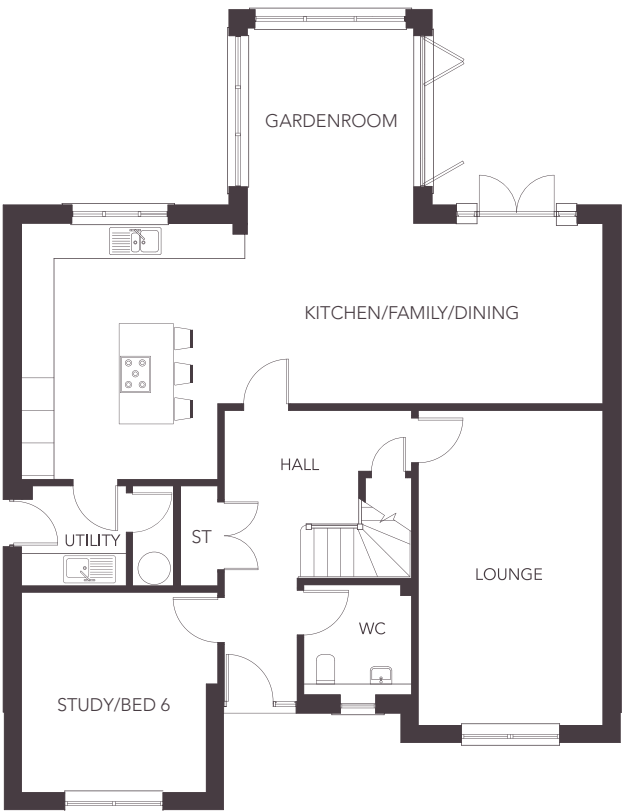
The Turnberry

6 Bedroom Detached Home

Total Area

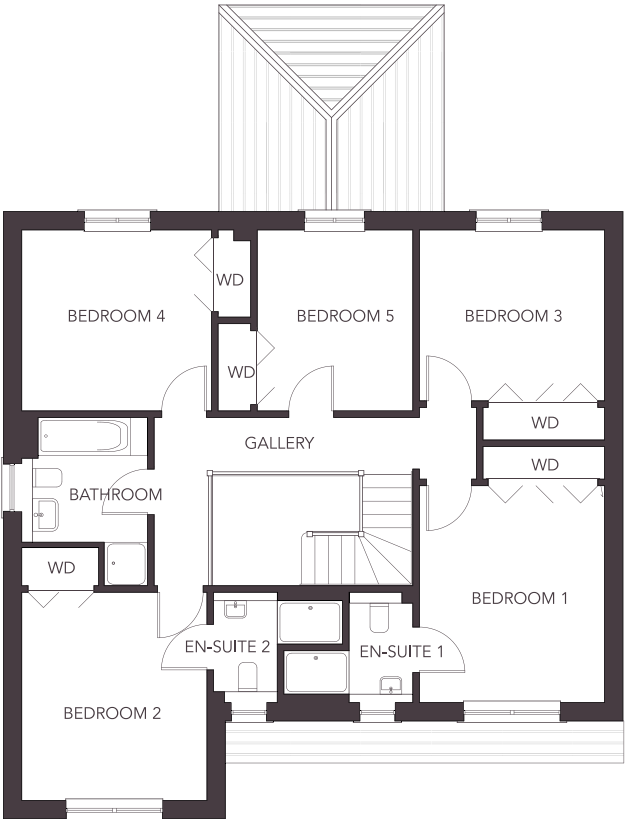
Key Features

- Signature Garden Room with Bifold doors leading into the rear garden
- Open plan Kitchen Family Dining with large island, integrated appliances and French doors into the rear garden
 - Generous Lounge
 - Separate Utility Room
 - Study
- Master Bedroom and Bedroom 2 with en-suite and fitted wardrobes
- Bedroom 4 and 5 with fitted wardrobes
- Gallery landing
- Detached Garage



Ground Floor

| | | |
|-----------------|---------------|------------------|
| Lounge | 5.80m x 3.40m | 19' 0" x 11' 1" |
| Family/Dining | 7.09m x 3.33m | 23' 3" x 10" 11" |
| Kitchen | 4.72m x 3.62m | 15' 5" x 11' 10" |
| Garden Room | 3.60m x 3.07m | 11' 9" x 10' 0" |
| Study/Bed 6 | 3.69m x 3.40m | 12' 1" x 11' 1" |
| Detached Garage | 3.31m x 6.09m | 10'10" x 19'11" |
| WC | 2.03m x 1.98m | 6' 7" x 6' 5" |
| Utility | 1.93m x 1.84m | 6' 3" x 6' 0" |



First Floor

| | | |
|------------|---------------|------------------|
| Bedroom 1 | 3.99m x 3.40m | 13' 1" x 11' 1" |
| Bedroom 2 | 3.83m x 3.40m | 12' 6" x 11' 1" |
| Bedroom 3 | 3.40m x 3.14m | 11' 1" x 10' 3" |
| Bedroom 4 | 3.49m x 3.33m | 11' 5" x 10' 11" |
| Bedroom 5 | 3.33m x 2.86m | 10' 11" x 9' 4" |
| Bathroom | 3.09m x 2.31m | 10' 1" x 7' 6" |
| En-suite 1 | 2.37m x 2.03m | 7' 9" x 6' 7" |
| En-suite 2 | 2.37m x 2.03m | 7' 9" x 6' 7" |



The Waverley

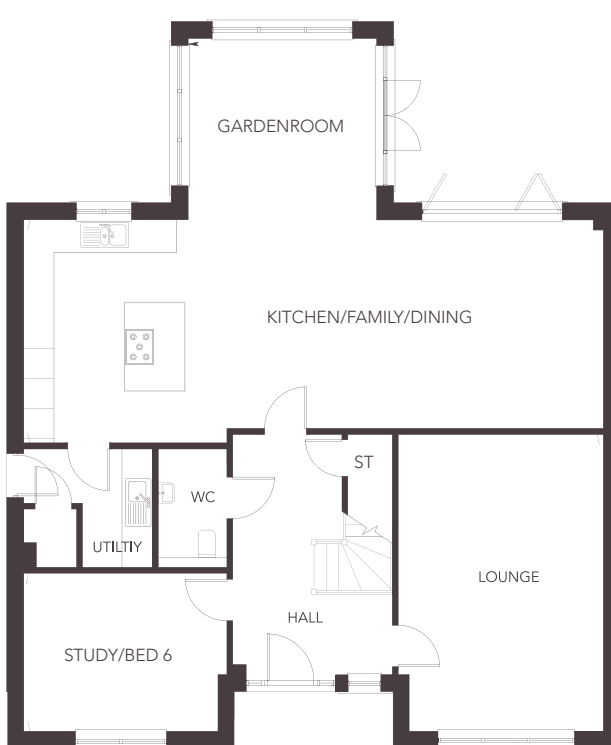
The Waverley

6 Bedroom Detached Home

Total Area

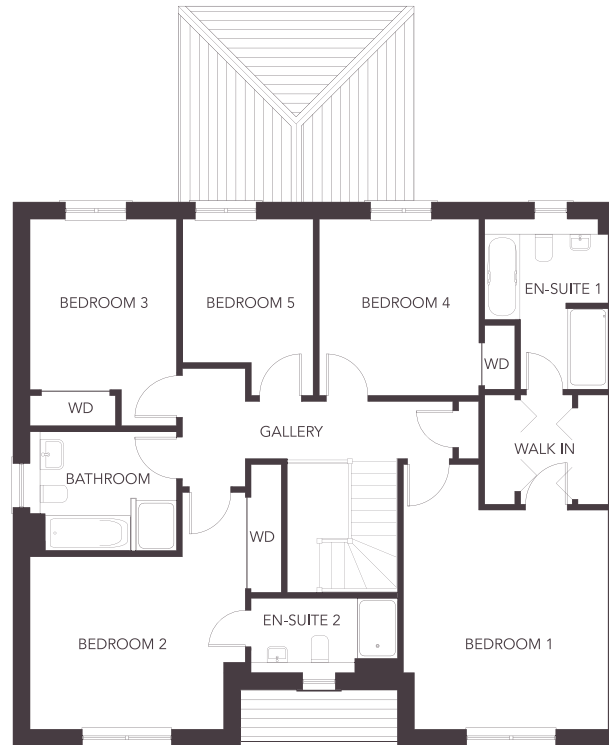
Key Features

- Signature Garden Room
- Open plan Kitchen Family Dining with large island, integrated appliances and with Bi-fold doors leading into the rear garden
- Generous Lounge
- Separate Utility Room
- Study
- Bathroom with walk-in shower
- Master Bedroom with fitted walk-in wardrobes and en-suite with bath and separate shower
- Bedroom 2 with en-suite and fitted wardrobes
- Bedroom 3 and 4 with fitted wardrobes
- Detached Garage



Ground Floor

| | | |
|-----------------|---------------|-----------------|
| Lounge | 5.89m x 4.07m | 19' 3" x 13' 4" |
| Family/Dining | 7.46m X 4.14m | 24' 6" X 13' 7" |
| Kitchen | 4.03m x 4.43m | 13' 3" X 14' 6" |
| Garden Room | 3.74m x 3.60m | 12' 3" x 11' 9" |
| Study/Bed 6 | 4.03m x 3.14m | 13' 2" x 10' 3" |
| Detached Garage | 3.31m x 6.09m | 10'10" x 19'11" |
| WC | 2.35m x 1.36m | 7' 8" x 4' 5" |
| Utility | 2.55m x 2.35m | 8' 4" x 7' 8" |



First Floor

| | | |
|------------|---------------|-----------------|
| Bedroom 1 | 4.36m x 4.07m | 14' 3" x 13' 4" |
| Bedroom 2 | 4.28m x 3.43m | 14' 0" x 11' 3" |
| Bedroom 3 | 3.39m x 2.91m | 11' 1" x 9' 6" |
| Bedroom 4 | 3.51m x 3.18m | 11' 6" x 10' 5" |
| Bedroom 5 | 2.85m x 2.60m | 9' 4" x 8' 6" |
| Bathroom | 2.91m x 2.36m | 9' 6" x 7' 8" |
| En-suite 1 | 3.38m x 2.45m | 11' 1" x 8' 0" |
| En-suite 2 | 2.91m x 1.48m | 9' 6" x 4' 10" |

Gallery



Sundrum - Rear



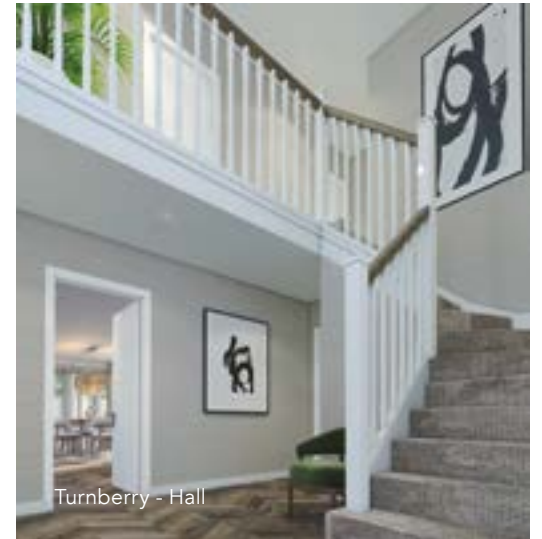
Turnberry - Garden Room



Waverley - En-Suite



Newark - Bedroom



Turnberry - Hall

Gallery



Sundrum - Lounge



Newark - Kitchen



Waverley - Kitchen/Dining



Machrie - Kitchen/Family/Dining



Bespoke Specification

Kitchens & Utility Rooms

Stylish German Creative Design Kitchens with a wide range of styles and colours to select from

Feature Islands (Newark, Sundrum, Turnberry & Waverley) and Peninsular units (Ladybank)

Laminate worktops, complete with matching upstands to the kitchen

Stainless Steel 1½ bowl sink with feature tap to kitchen, single bowl to utilities where layouts permit

LED under-unit lighting below wall units

Neff Appliances:

- Single Oven
- Microwave Combination Oven (excluding Afton, Culroy & Darley)
- 4 Zone Induction Hob
- Extract either integrated in hob (Ladybank, Newark, Sundrum, Turnberry & Waverley) or integrated in wall unit (remaining housetypes)
- Integrated Fridge Freezer
- Integrated Dishwasher

Mounted Worktop Socket (Ladybank, Newark, Sundrum, Turnberry & Waverley)

Chrome Sockets and Downlights

Exterior

Feature PIR Light to Front Door and further external lighting to all side and rear doors

External Tap

Light and power supplied to both integrated and detached garages

Solar PV Panels to the roof of each plot (location based on site position)

Monoblock driveways

Slabbed Patio area (as design dictates)

Turf to front Garden and landscaping works as per landscaping design drawing

Rough raked and rotovated rear garden

Timber Screen fencing to rear gardens with gate

Feature walling to selected plots (refer to site layout)

Modern Essentials

White moulded ladder doors throughout, with glazed panels to selected Living Room and Kitchens, with Chrome Ironmongery

Stylish detailed skirtings and facings

Oak effect finished handrails on white painted staircase (excluding Ladybank and Culzean)

Bi-fold Wardrobe Doors in a wide choice of colours, with shelves and Hanging Rails to Master bedrooms

Sliding Doors with Hanging Rails and Shelf to other bedrooms where layouts permit

BT Points to Lounge (master point in meter cupboard)

Wiring for SKY / TV Reception system to Lounge, secondary points per layouts (Note aerials / dishes by client)

Mains wired smoke detectors and battery operated CO detectors

White radiators with end panels and grills to all locations (except bathroom and master en-suite)

Anthracite external, white internal composite, part glazed front doors with chrome ironmongery

White PVCu double glazed windows

French Doors to patio area (2 Number to Newark and Culzean)

Stunning Aluminium Bifold doors opening to garden (Ladybank, Sundrum, Turnberry and Waverley)

Unique vaulted Ceiling with Cathedral Glass and an array of Velux Windows to Kitchen / Family / Dining Room of Ladybank

Cloakrooms, Bathrooms & Ensuites

Contemporary white porcelain sanitaryware from the Roca GAP range

Stylish Chrome brassware from the Vado EDIT range

Glass Finished Shower enclosures

Thermostatic Shower Valves

Raindance Fixed Arm Shower Heads to all Master Ensuites (and bathrooms of Ladybank, Newark, Sundrum, Turnberry and Waverley)

Wide selection of ceramic wall tiling by Porcelanosa to selected areas

Chrome Towel Rail to Bathroom and Master Ensuite

Chrome Downlights to Bathroom, ensuites and cloakroom

Travel Directions

SAT NAV REFERENCE: KA10 7HP

Travelling south from Glasgow on the M77/A77:
On the A77, take the 3rd exit at Dutch House.
Roundabout road onto the A78. Continue on
A78 by taking the 3rd exit at Monktonhead
Roundabout and take the exit for B746/A759. Take
the 2nd exit at the roundabout through Loans.
onto Fullerton Place. The development is located
just after Loans on the left on Main Street

Travelling north from Ayr on the A77:
On the A77, take the 2nd exit at Dutch
House Roundabout onto A78 then
follow the directions listed above.

Pop in for a coffee. We can't wait
to show you around.

Contact Us

Tel: 01292 811 099

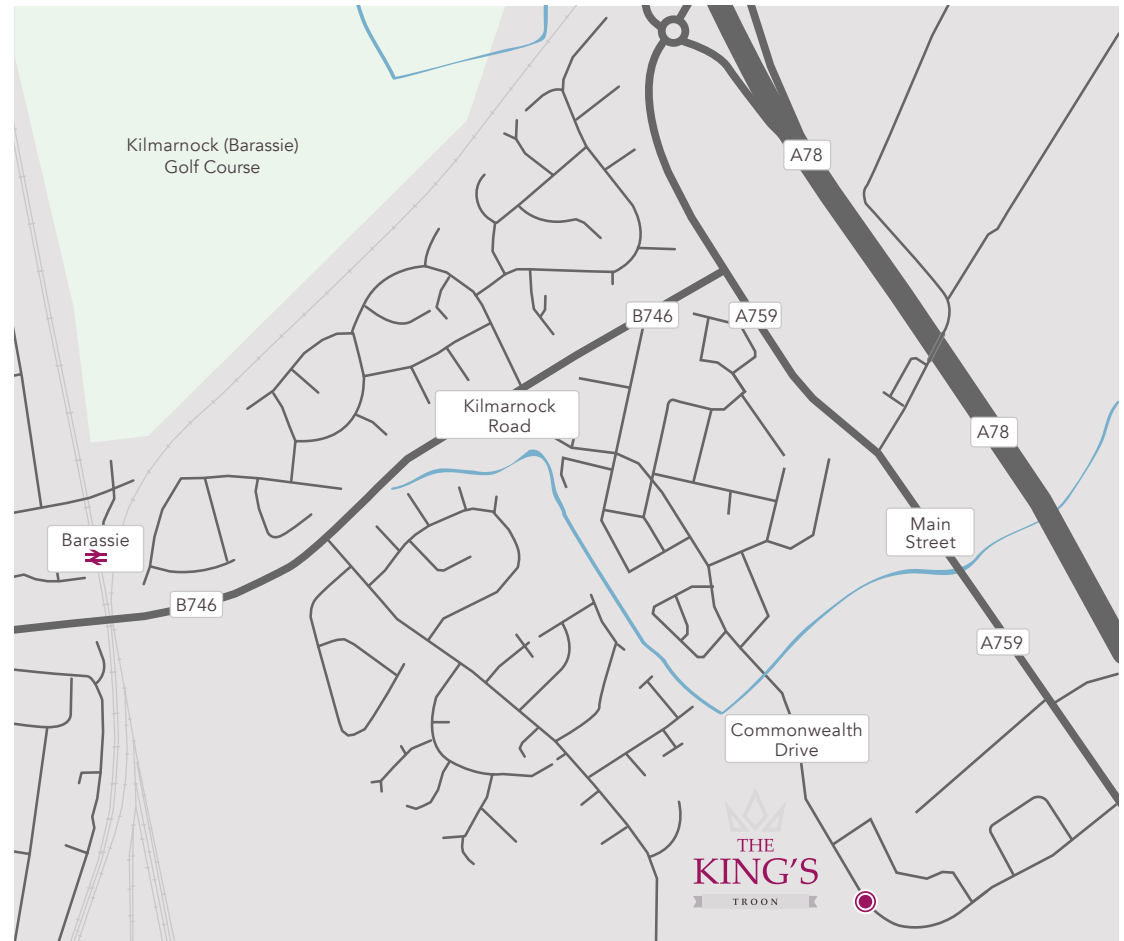
Web: www.lynchhomes.co.uk

Email: thekings@lynchhomes.co.uk

Lynch Homes

The King's Development
126 Commonwealth Drive

Troon, KA10 7FA



PORCELANOSA

IMPULS
KÜCHEN

Roca

NEFF

NHBC



LYNCH HOMES



LYNCH HOMES



Printed on Sustainable Stock . Design by Launch

The particulars in this brochure are for illustration only. Every effort will be made to adhere to the specification and illustrations in the brochure, however, John Lynch (Builders) Ltd. reserve the right to make any variations, which they deem necessary, without prior notice. This brochure does not constitute any part of a contract, nor does it constitute an offer.