



THE KING'S

TROON

PHASE 3

Luxury Detached Family Homes



LYNCH HOMES



CONTEMPORARY
LIVING IN A PICTURESQUE
LOCATION



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 their 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





THE KING'S

TROON

The King's - Phase 3

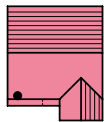
The King's is an exclusive new collection of 18 beautifully designed luxury homes featuring four, five and six bedroom houses.

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.

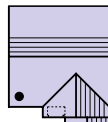
Your home at The King's will benefit from an exceptional level of specification and attention to detail with products and suppliers chosen from some of the most prestigious brands available.

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

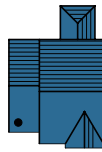
This location has everything a family needs for an aspiring lifestyle.



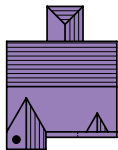
The Machrie
4 Bedroom Detached Home



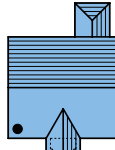
The Montgomerie
4 Bedroom Detached Home



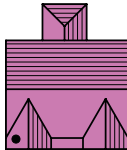
The Rozelle
5 Bedroom Detached Home



The Turnberry
6 Bedroom Detached Home



The Underwood
5 Bedroom Detached Home



The Waverley
6 Bedroom Detached Home



Studio
Garage



The Machrie

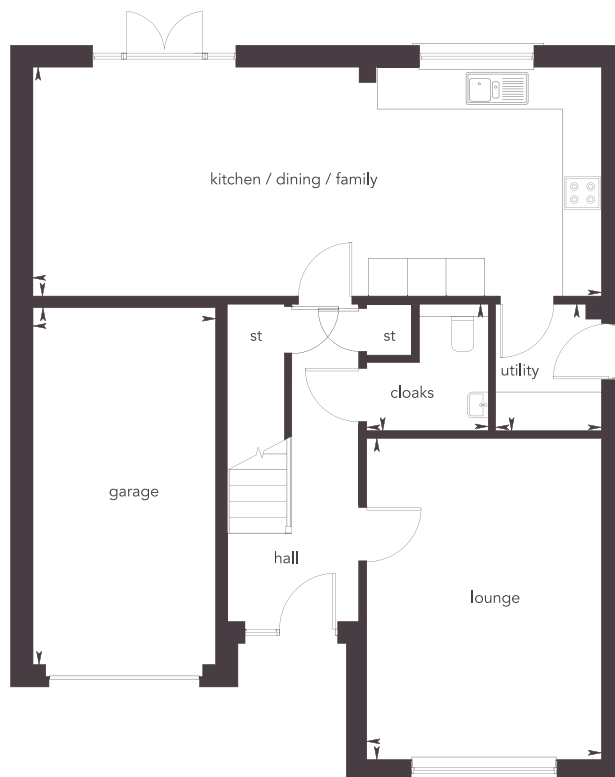
The Machrie

4 Bedroom Detached Home

Total Area
1636 sq ft

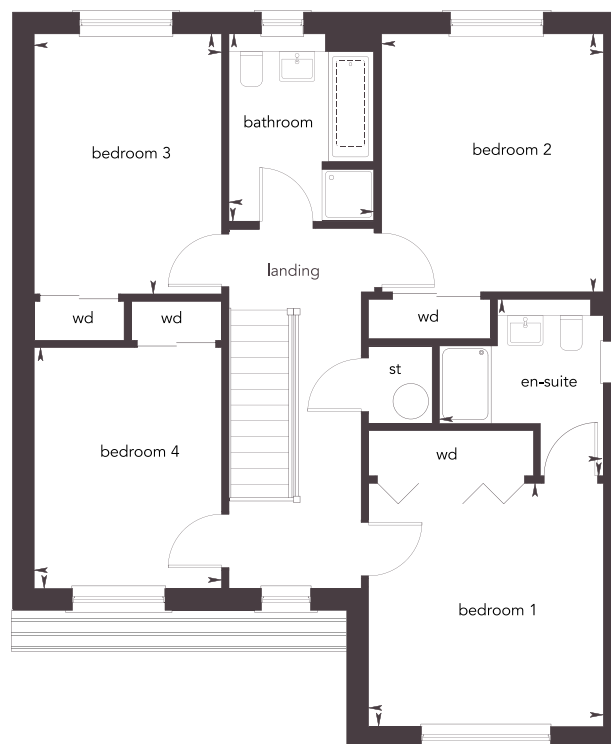
Key Features

- Open plan Kitchen Family Dining with integrated appliances and french doors leading into garden
- 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

Kitchen/Dining/Family	8.80m x 3.54m	28' 10" x 11' 7"
Lounge	4.97m x 3.62m	16' 3" x 11' 10"
Garage	5.52m x 2.82m	18' 1" x 9' 3"
Cloakroom	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 2.53m	8' 11" x 8' 3"



The Montgomerie

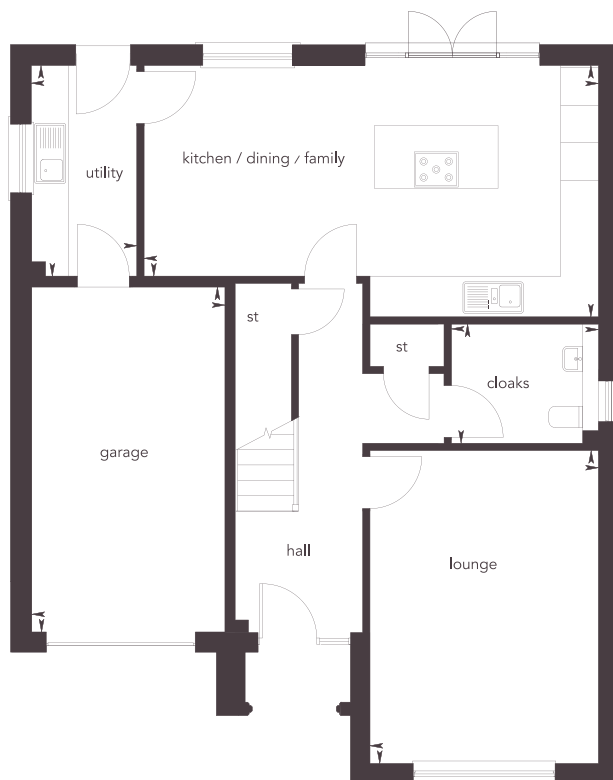
The Montgomerie

4 Bedroom Detached Home

Total Area
1751 sq ft

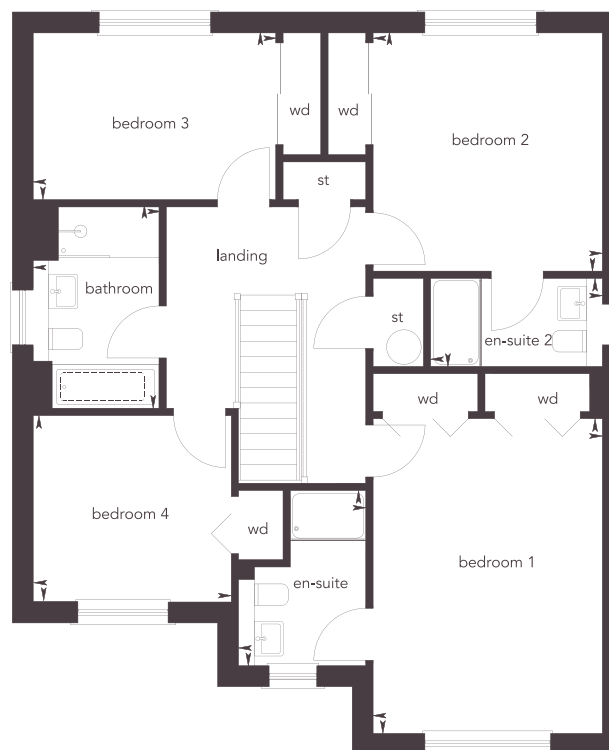
Key Features

- Open plan Kitchen Family Dining with integrated appliances, large island with induction hob and french doors leading into garden
- Generous Lounge
- Separate Utility
- Master Bedroom and Bedroom 2 with en-suite and fitted wardrobes
- Bedrooms 3 and 4 with fitted wardrobes
- Bathroom with walk in shower
- Integrated Single Garage



Ground Floor

Kitchen / Dining / Family	7.24m x 4.00m / 3.35m	23' 9" x 13' 1" / 10' 11"
Lounge	4.99m x 3.64m	16' 4" x 11' 11"
Garage	5.5m x 3.08m	18' 0" x 10' 1"
Cloakroom	2.34m x 1.9m	7' 8" x 6' 2"
Utility	3.35m x 1.68m	10' 11" x 5' 6"



First Floor

Bedroom 1	5.0m x 3.64m	16' 4" x 11' 11"
Bedroom 2	3.78m x 3.64m	12' 4" x 11' 11"
Bedroom 3	3.85m x 2.65m	12' 7" x 8' 8"
Bedroom 4	3.14m x 2.96m	10' 3" x 9' 8"
Bathroom	3.2m x 2m	10' 5" x 6' 6"
En-Suite 1	2.78m x 2.02m	9' 1" x 6' 7"
En-Suite 2	2.72m x 1.4m	8' 11" x 4' 7"



The Rozelle

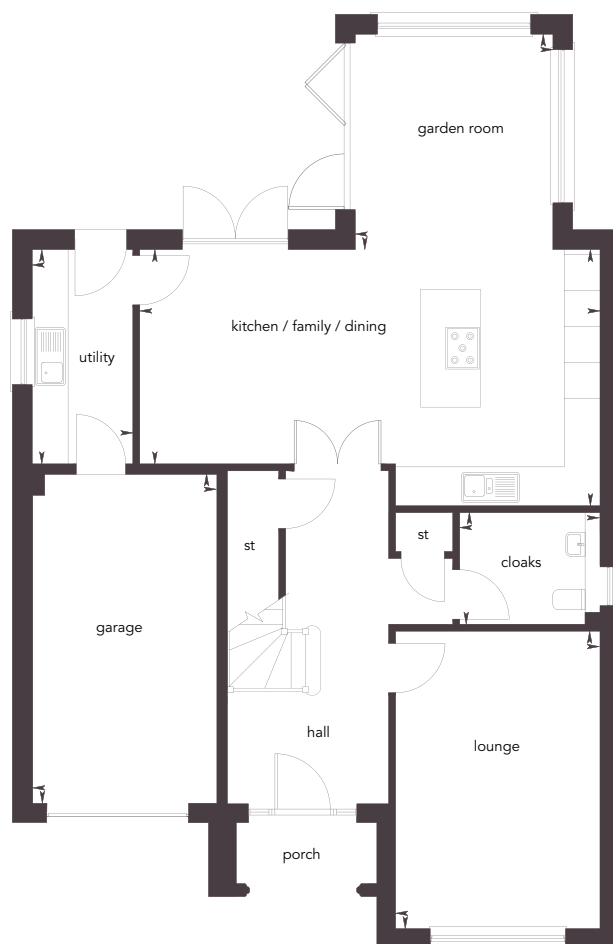
The Rozelle

5 Bedroom Detached Home

Total Area
2020 sq ft

Key Features

- Statement Garden Room with bifold doors leading into the rear garden
- Open plan Kitchen Family Dining with integrated appliances, large island with induction hob and french doors into the garden
- Generous Lounge
- Separate Utility Room
- Master Bedroom with dressing room and en-suite with bath and separate shower
- Bedroom 4 and 5 with fitted wardrobes
- Bedroom 2 with fitted wardrobes and en-suite
- Bathroom with walk-in shower
- Integrated Single Garage



Ground Floor

Kitchen/Family/Dining	7.68m x 4.28 / 3.58m	25' 2" x 14' 0" / 11' 9"
Garden Room	3.60m x 3.30m	11' 9" x 10' 9"
Lounge	4.97m x 3.41m	16' 3" x 11' 2"
Cloakroom	2.34m x 1.86m	7' 8" x 6' 1"
Utility	3.58m x 1.68m	11' 8" x 5' 6"
Garage	5.5m x 3.07m	18' 0" x 10' 0"



First Floor

Bedroom 1	4.06m x 3.41m	13' 3" x 11' 2"
Bedroom 2	3.58m x 2.86m	11' 8" x 9' 4"
Bedroom 3	3.58m x 2.96m	11' 8" x 9' 8"
Bedroom 4	3.58m x 2.6m	11' 8" x 8' 6"
Bedroom 5	3.14m x 2.42m	10' 3" x 7' 11"
Bathroom	3.14m x 3.02m	10' 3" x 9' 10"
En-Suite 1	3.41m x 2.1m	11' 2" x 6' 10"
En-Suite 2	2.56m x 1.25m	8' 4" x 4' 1"
Dressing Room	2.69m x 1.96m	8' 9" x 6' 5"



The Turnberry

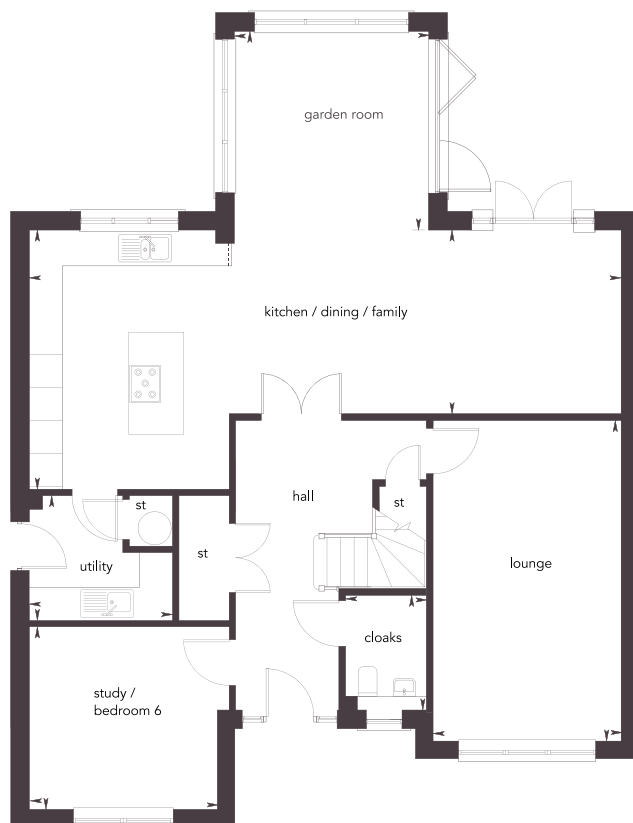
The Turnberry

6 Bedroom Detached Home

Total Area
2305 sq ft

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
- Grand open entrance hallway with gallery landing
 - Generous Lounge
 - Separate Utility Room
 - Study
- Master Bedroom and Bedroom 2 with en-suite and fitted wardrobes
- Bedrooms 3, 4 and 5 with fitted wardrobes
- Detached Garage



Ground Floor

Kitchen/Dining/Family	10.70m x 4.69m x 3.32m	35' 1" x 15' 4" x 10' 10"
Garden Room	3.60m x 3.05m	11' 9" x 10' 0"
Lounge	5.80m x 3.40m	19' 0" x 11' 1"
Study/Bedroom 6	3.40m x 3.30m	11' 1" x 10' 9"
Cloakroom	2.03m x 1.98m	6' 7" x 6' 5"
Utility	2.59m x 2.26m	8' 5" x 7' 4"



First Floor

Bedroom 1	3.99m x 3.40m	13' 1" x 11' 1"
Bedroom 2	3.88m x 3.40m	12' 8" x 11' 1"
Bedroom 3	3.40m x 3.14m	11' 1" x 10' 3"
Bedroom 4	3.49m x 3.27m	11' 5" x 10' 8"
Bedroom 5	3.27m x 2.86m	10' 8" x 9' 4"
Bathroom	3.09m x 2.31m	10' 1" x 7' 6"
En-Suite 1	2.37m x 2.08m	7' 9" x 6' 9"
En-Suite 2	2.37m x 2.08m	7' 9" x 6' 9"



The Underwood

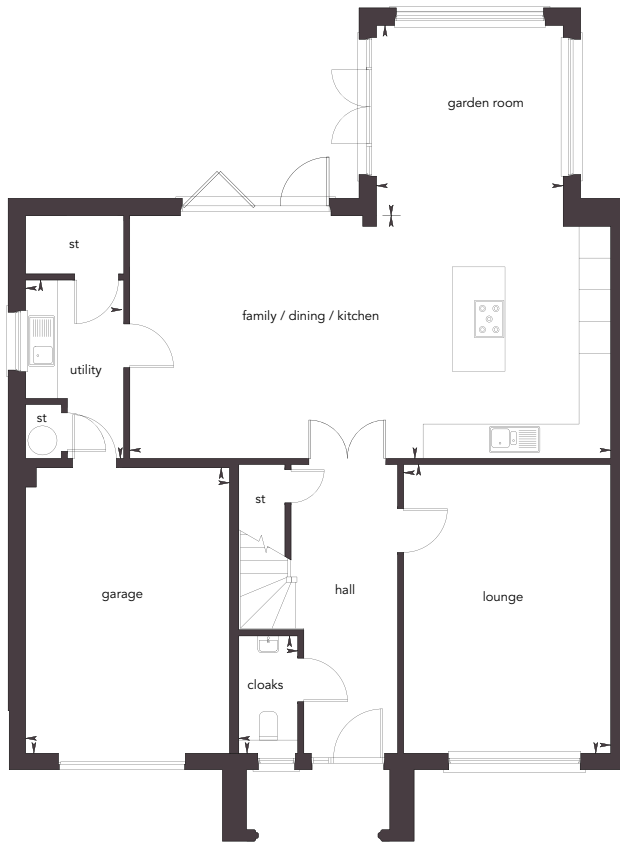
The Underwood

5 Bedroom Detached Home

Total Area
2358 sq ft

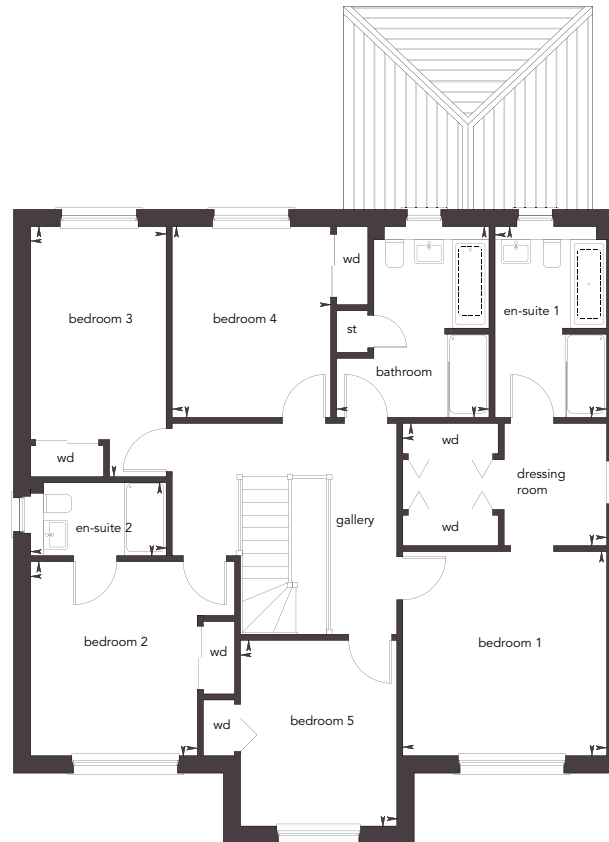
Key Features

- Signature Garden Room with french doors leading into the rear garden
- Open plan Kitchen Family Dining with large island, integrated appliances and bifold doors into the rear garden
- Generous Lounge
- Separate Utility Room
- Master Bedroom suite with opulent dressing room and en-suite with bath and separate walk-in shower
- Bedroom 3, 4 and 5 with fitted wardrobes
- Bedroom 2 with fitted wardrobes and en-suite
- Bathroom with walk in shower
- Integrated Single Garage



Ground Floor

Family/Dining/Kitchen	9.09m x 4.58m	29' 9" x 15' 0"
Garden Room	3.6m x 3.50m	11' 9" x 11' 6"
Lounge	5.46m x 3.91m	17' 10" x 12' 9"
Cloakroom	2.22m x 1.11m	7' 3" x 3' 7"
Utility	3.37m x 1.85m	11' 0" x 6' 0"
Garage	5.4m x 3.85m	17' 8" x 12' 7"



First Floor

Bedroom 1	3.92m x 3.91m	12' 10" x 12' 9"
Bedroom 2	3.73m x 3.2m	12' 2" x 10' 5"
Bedroom 3	4.8m x 2.6m	15' 8" x 8' 6"
Bedroom 4	3.66m x 3.04m	12' 0" x 9' 11"
Bedroom 5	3.57m x 3m	11' 8" x 9' 10"
Bathroom	3.66m x 2.92m	12' 0" x 9' 6"
En-Suite 1	3.66m x 2.14m	12' 0" x 7' 0"
En-Suite 2	2.6m x 1.4m	8' 6" x 4' 7"
Dressing Room	3.91m x 2.34m	12' 9" x 7' 8"



The Waverley

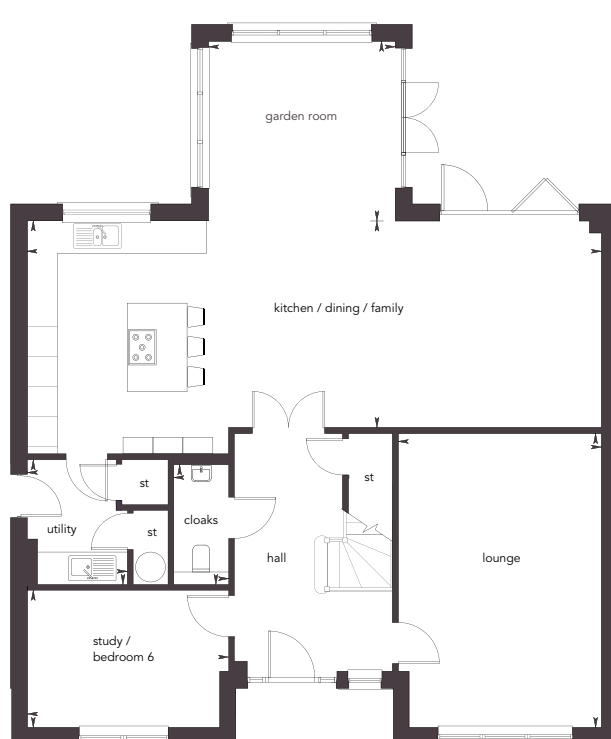
The Waverley

6 Bedroom Detached Home

Total Area
2579 sq ft

Key Features

- Signature Garden Room with french doors opening to expansive patio
- Open plan Kitchen Family Dining with large island, integrated appliances and Bi-fold doors leading into the rear garden
- Generous Lounge
- Separate Utility Room
- Study
- Master Bedroom with walk-through dressing area 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

Kitchen/Dining/Family	11.50m x 4.67m / 4.14m	37' 8" x 15' 3" x 13' 6"
Garden Room	3.74m x 3.60m	12' 3" x 11' 9"
Lounge	5.89m x 4.07m	19' 3" x 13' 4"
Study / Bedroom 6	4.03m x 2.75m	13' 2" x 9' 0"
Cloakroom	2.40m x 1.10m	7' 10" x 3' 7"
Utility	2.50m x 2.00m	8' 2" x 6' 6"



First Floor

Bedroom 1	4.36m x 4.07m	14' 3" x 13' 4"
Bedroom 2	3.85m x 3.43m	12' 7" x 11' 3"
Bedroom 3	3.39m x 2.91m	11' 1" x 9' 6"
Bedroom 4	3.51m x 2.98m	11' 6" x 9' 9"
Bedroom 5	3.51m x 2.50m	9' 4" x 8' 2"
Bathroom	2.91m x 2.36m	9' 6" x 7' 8"
En-Suite 1	3.51m x 2.65m	11' 6" x 8' 8"
En-Suite 2	2.91m x 1.48m	9' 6" x 4' 10"

Gallery



Waverley Kitchen



Garden Room / Kitchen



Kitchen - Double doors



Hall



Study



Lounge



Bathroom



Cinema Room



Kitchen/Family/Dining

Gallery



Lounge



Garden Room



Waverley - En-Suite



Bedroom



Garden Room



Gallery



Bedroom



Hallway/Stairs



Family room



Dining



Dressing room



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 (Montgomerie, Rozelle, Turnberry, Underwood & Waverley)
Silestone solid surface worktops and upstands to the kitchen from selected ranges
Laminate worktops, complete with matching upstands to the utility room
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
- Warming Drawer (Rozelle, Turnberry, Underwood & Waverley)
- 4 Zone Induction Hob
- Extract either integrated in hob (Montgomerie, Rozelle, Turnberry, Underwood & Waverley) or integrated in wall unit (remaining housetypes)
- Integrated Fridge Freezer
- Integrated Dishwasher

Mounted Worktop Socket (Montgomerie, Rozelle, Turnberry, Underwood & Waverley)
Chrome Sockets and Downlights
Feature Open Shelving Unit (Rozelle, Turnberry, Underwood & Waverley)

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
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
Stunning Aluminium Bifold doors opening to garden (Rozelle, Turnberry, Underwood & Waverley)

Cloakrooms, Bathrooms & Ensuites

Contemporary white porcelain sanitaryware from the Roca GAP and ONA ranges
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 Rozelle, Turnberry, Underwood 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

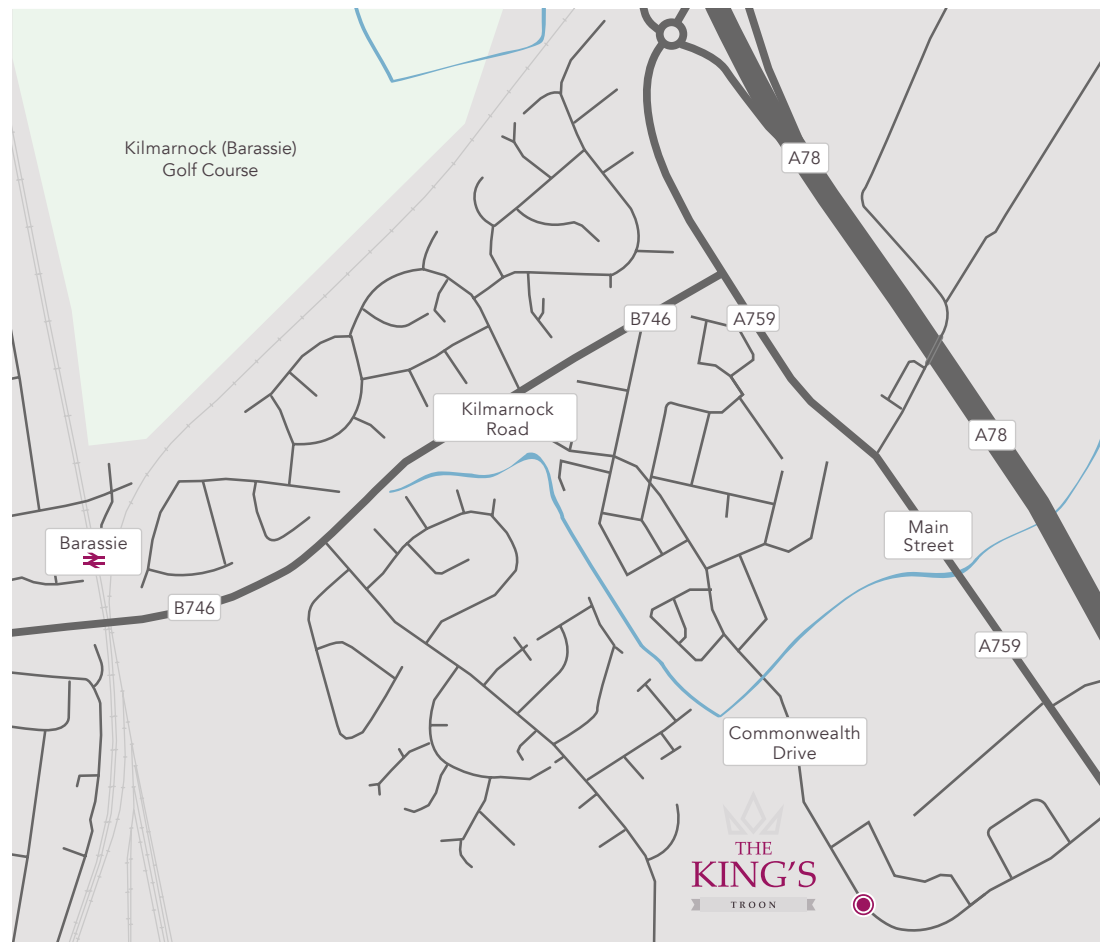
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LYNCH HOMES



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