



# THE KING'S

TROON

PHASE 4

*Luxury Detached Family Homes & Bungalows*



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  
—

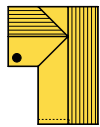
Troon/Barassie Beach with view to Arran



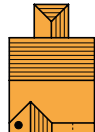


# THE KING'S

## TROON



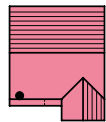
**The Culzean**  
3 Bedroom Detached Bungalow



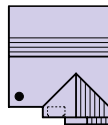
**The Newark**  
4 Bedroom Detached Home



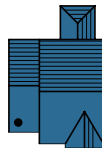
**The Ladybank**  
4 Bedroom Detached Bungalow



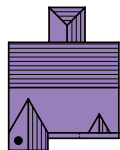
**The Machrie**  
4 Bedroom Detached Home



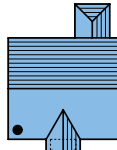
**The Montgomerie**  
4 Bedroom Detached Home



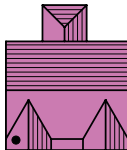
**The Rozelle**  
5 Bedroom Detached Home



**The Turnberry**  
6 Bedroom Detached Home



**The Underwood**  
5 Bedroom Detached Home



**The Waverley**  
6 Bedroom Detached Home

## *The King's - Phase 4*

The King's is an exclusive new collection of 25 beautifully designed luxury homes featuring four, five and six bedroom houses and a 4 Bedroom Detached bungalow.

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 Culzean*



# The Culzean

3 Bedroom Detached Bungalow

Total Area  
1115 sq ft

## 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



Kitchen/Dining/Family	6.18m x 4.59m	20' 3" x 15' 0"
Lounge	4.59m x 3.52m	15' 0" x 11' 6"
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 Ladybank*



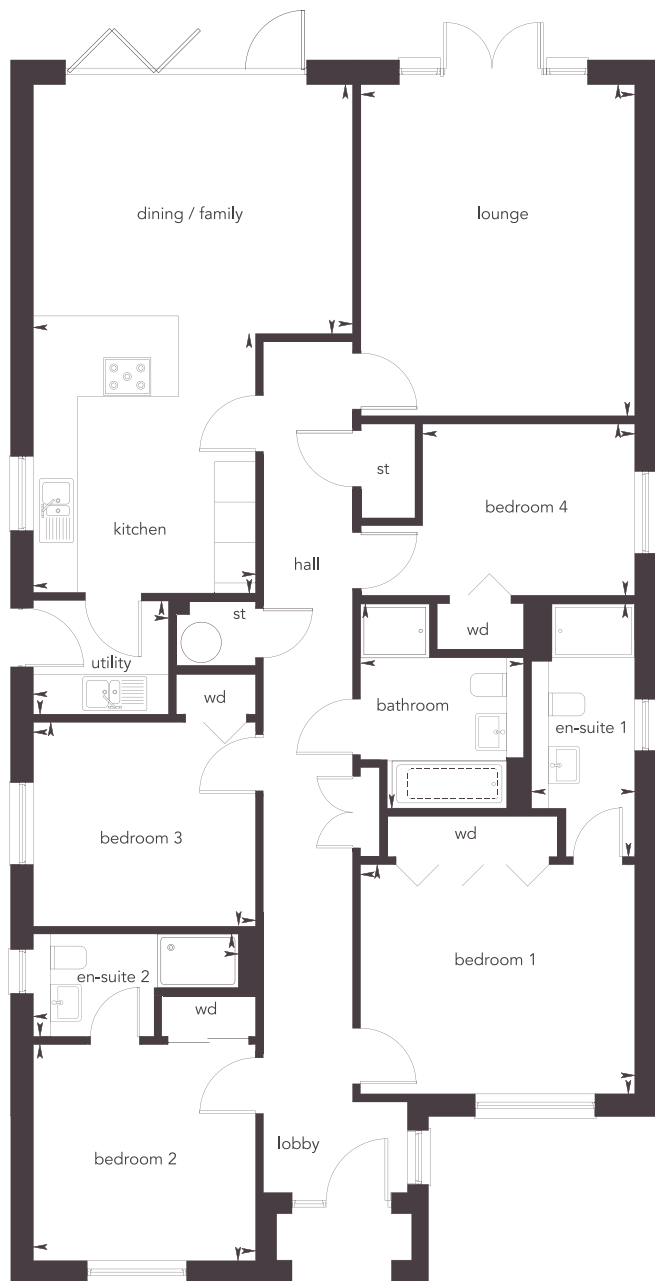
# The Ladybank

4 Bedroom Detached Bungalow

Total Area  
1573 sq ft

## Key Features

- Floor to ceiling Cathedral window, with vaulted ceiling and 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 & Bedroom 2 with en-suite and fitted wardrobes
- Bedroom 3 and 4 with fitted wardrobes
- Detached Garage



Dining / Family	4.73m x 3.69m	15' 6" x 12' 1"
Kitchen	3.84m x 3.29m	12' 7" x 10' 9"
Lounge	4.91m x 4.06m	16' 1" x 13' 3"
Bedroom 1	4.06m x 3.40m	13' 3" x 11' 1"
Bedroom 2	3.29m x 3.20m	10' 9" x 10' 5"
Bedroom 3	3.29m x 3.01m	10' 9" x 9' 10"
Bedroom 4	3.14m x 2.53m	10' 3" x 8' 3"
Bathroom	3.02m x 2.41m	9' 10" x 7' 10"
En-Suite 1	3.74m x 1.53m	12' 3" x 5' 0"
En-Suite 2	3.04m x 1.51m	9' 11" x 4' 11"
Utility	2.00m x 1.67m	6' 6" x 5' 5"



*The Machrie*



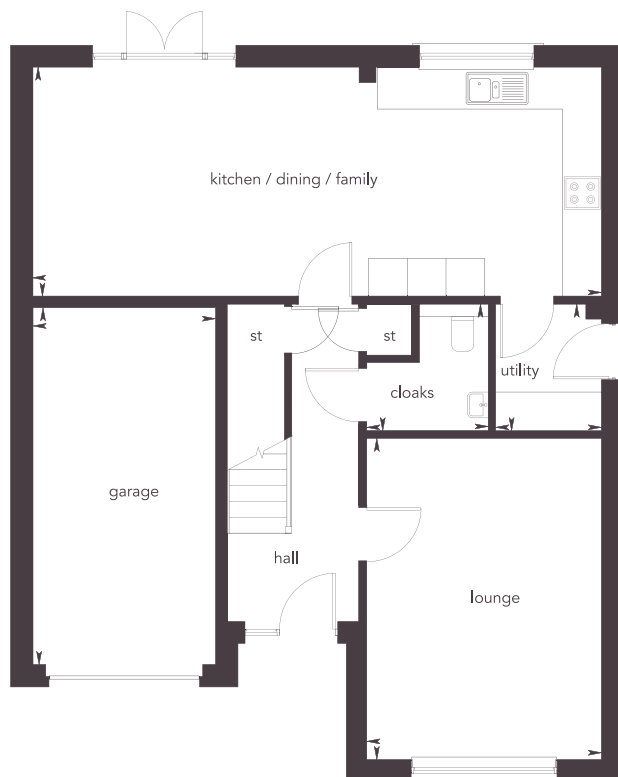
# The Machrie

4 Bedroom Detached Home

Total Area  
1636 sq ft

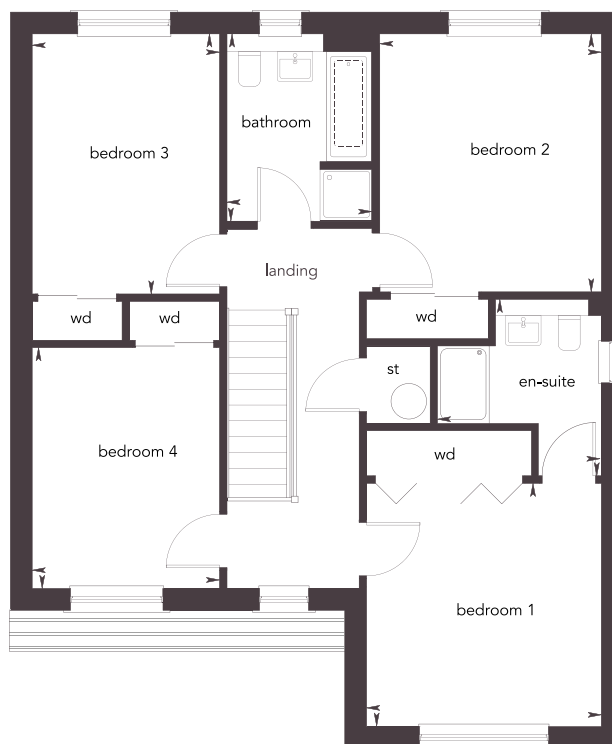
## Key Features

- 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 Montgomery*



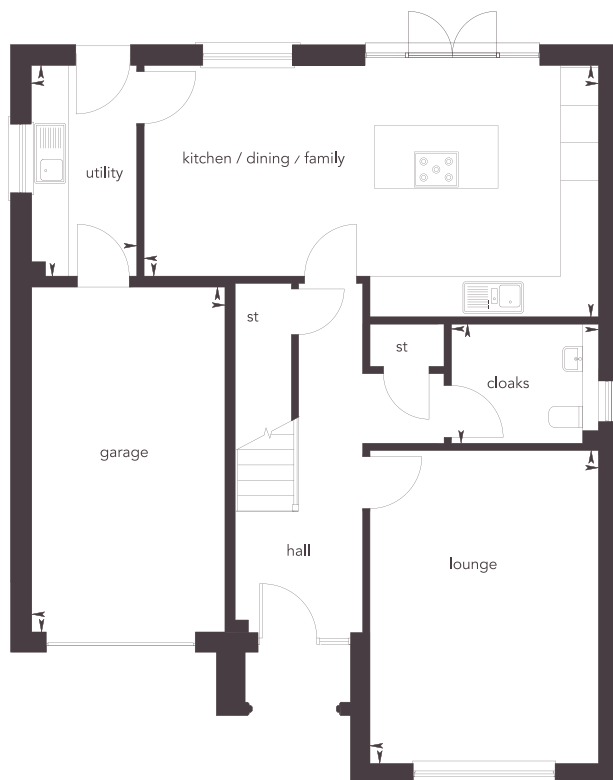
# The Montgomerie

4 Bedroom Detached Home

Total Area  
1751 sq ft

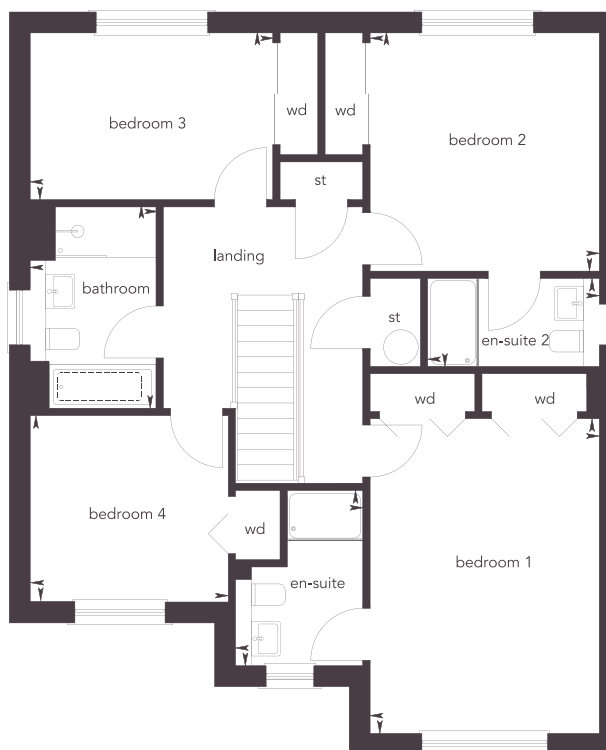
## Key Features

- 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 Newark*



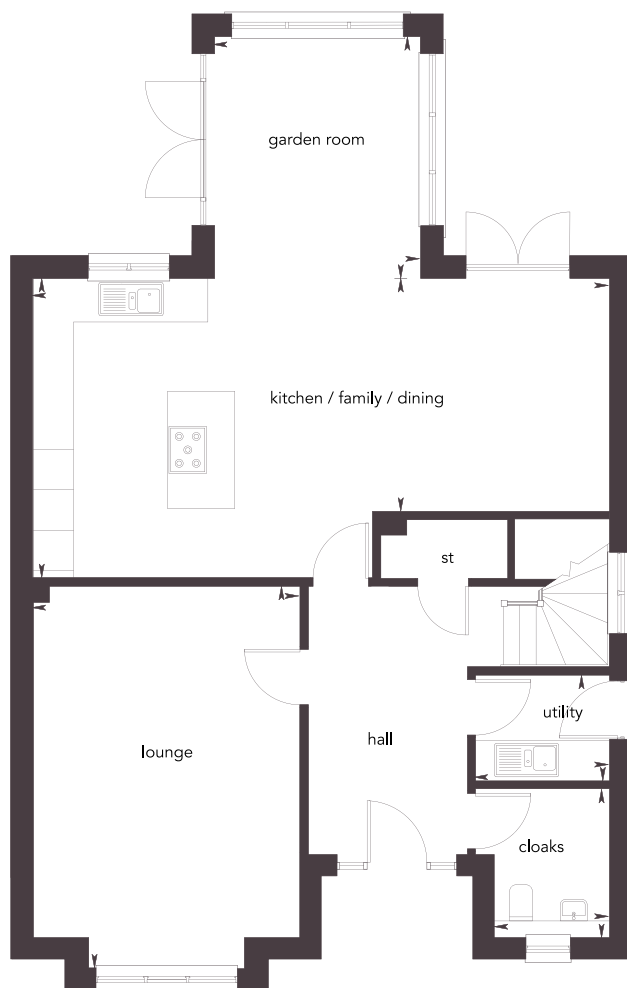
# The Newark

4 Bedroom Detached Home

Total Area  
1853 sq ft

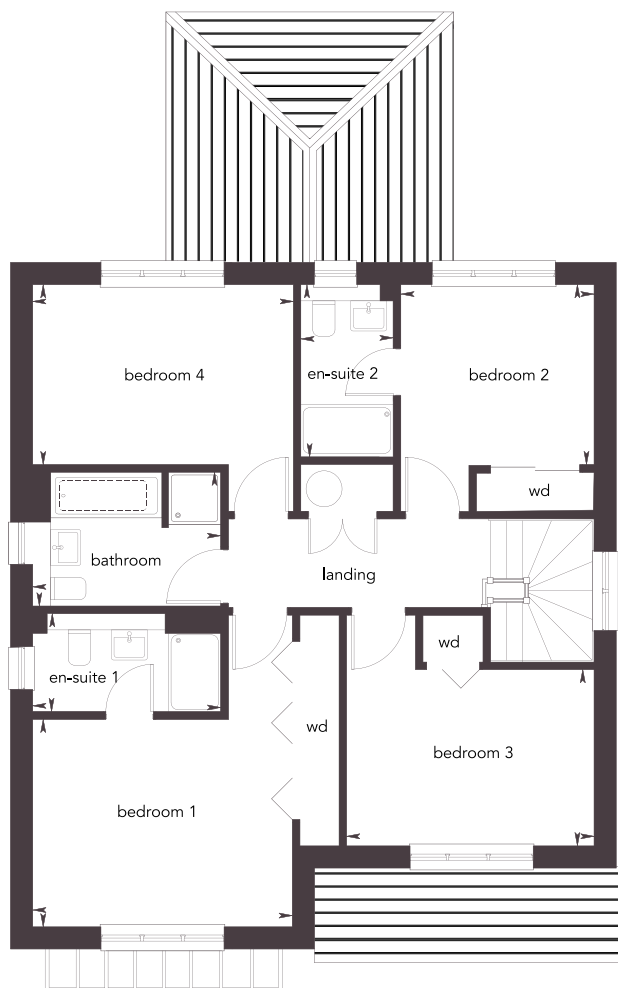
## Key Features

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



Ground Floor

Kitchen/Family/Dining	8.58m x 4.45m / 3.47m	28' 1" x 14' 7" / 11' 4"
Garden Room	3.60m x 3.06m	11' 9" x 10' 0"
Lounge	5.68m x 3.96m	18' 7" x 12' 11"
Cloakroom	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	3.98m x 2.75m	13' 0" x 9' 0"
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 Rozelle*



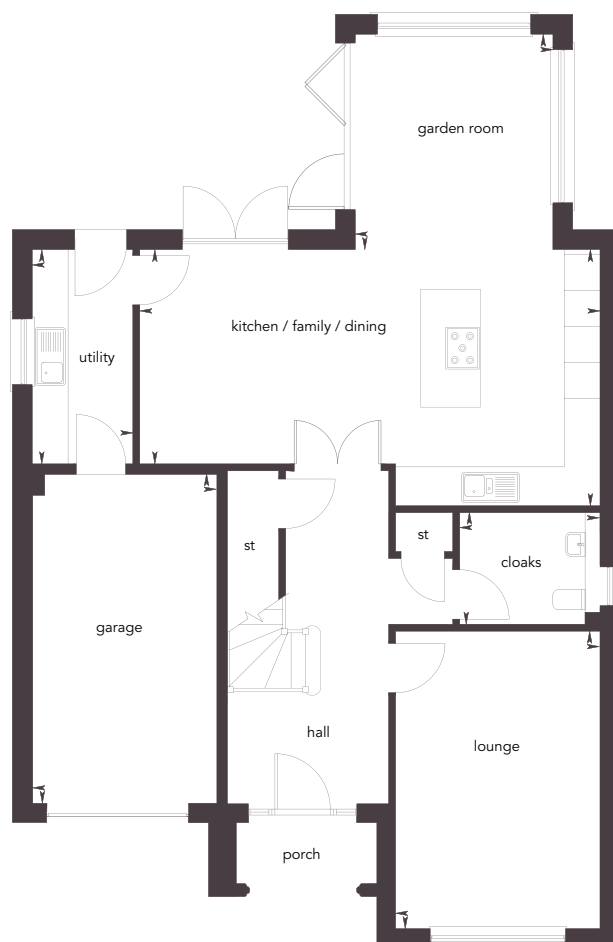
# The Rozelle

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
- Seperate 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*



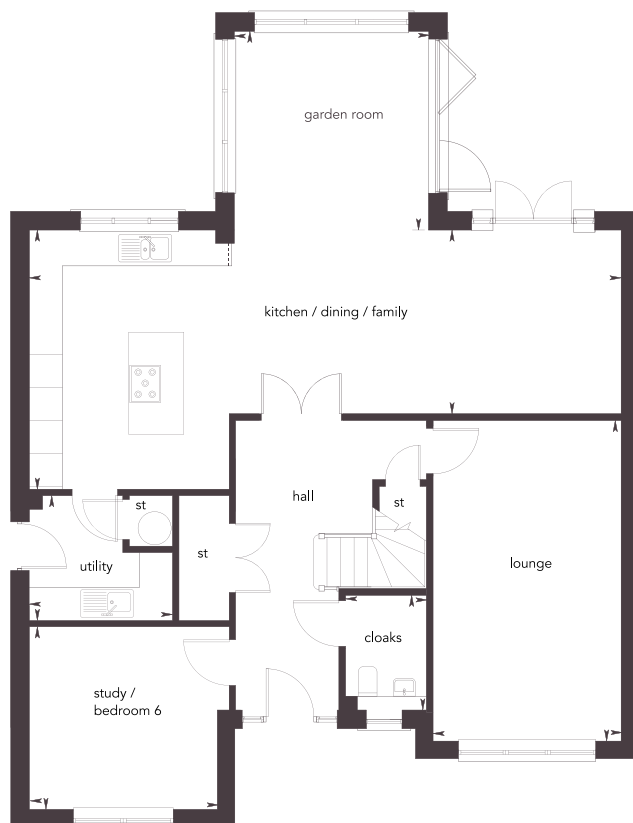
# The Turnberry

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*



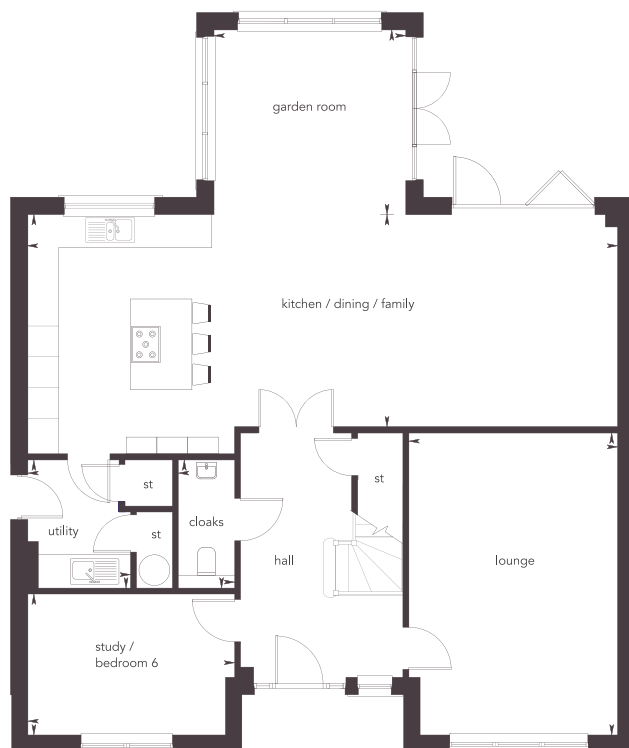
# The Waverley

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



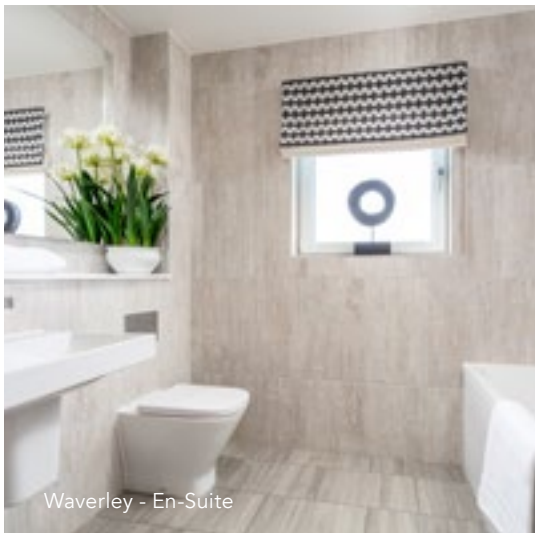
# Gallery



Lounge



Garden Room



Waverley - En-Suite



Bedroom



Garden Room





Lounge



Kitchen

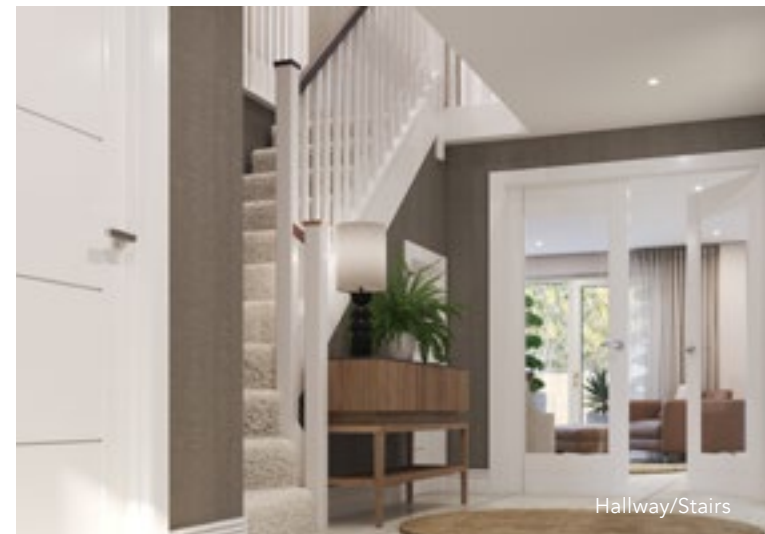
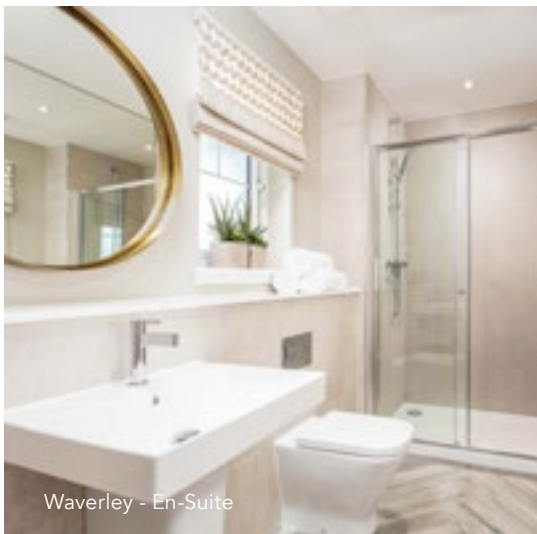


Rozelle - Kitchen/Dining



Machrie - Kitchen/Family/Dining

# Gallery







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, Newark, Rozelle, Turnberry, Underwood & Waverley) and Peninsular units (Ladybank)

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 (Ladybank, Montgomerie, Rozelle, Turnberry, Underwood & Waverley) or integrated in wall unit (remaining housetypes)
- Integrated Fridge Freezer
- Integrated Dishwasher

Mounted Worktop Socket (Ladybank, 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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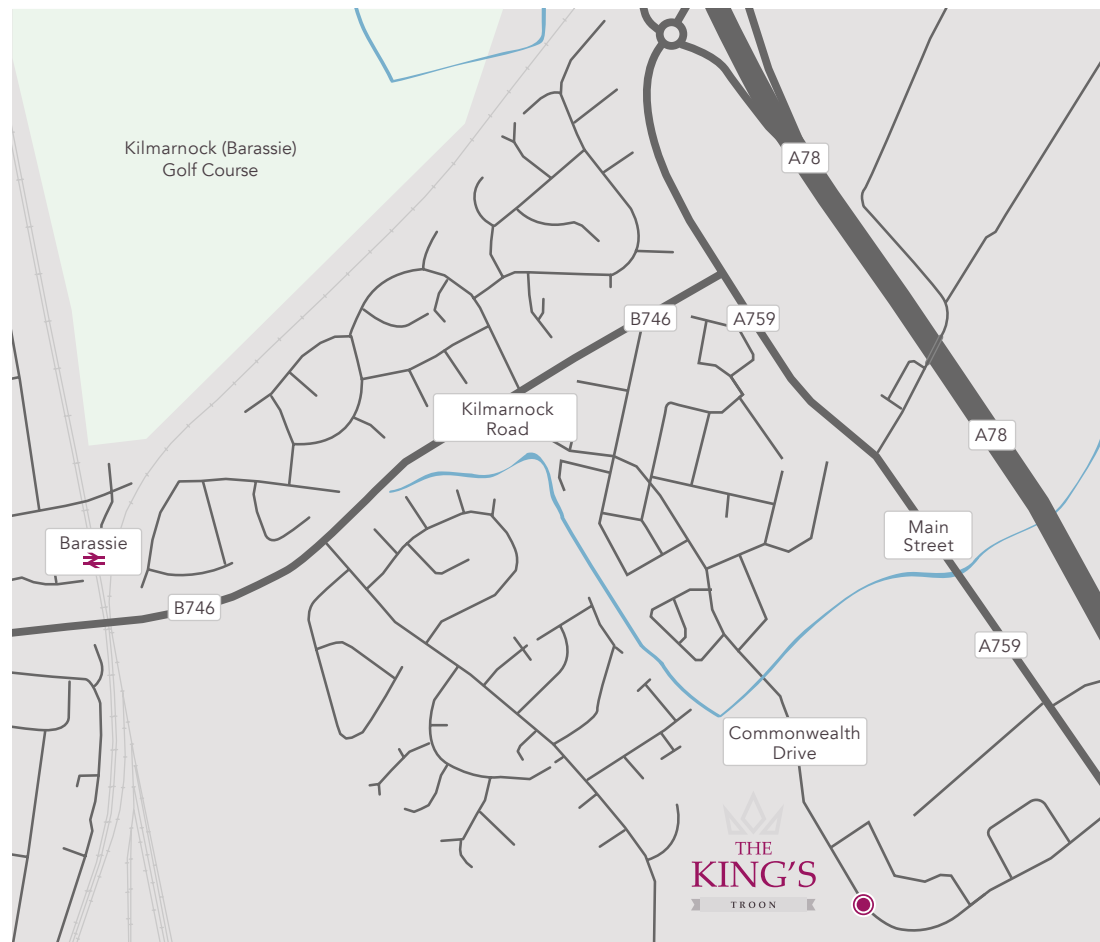
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