



# 61 BENTINCK DRIVE

TROON

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**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A substantial traditional semi-detached villa with extensive family sized accommodation and generous gardens located close to Royal Troon Golf Club and the seafront.**

Number 61 is an immediately appealing traditional semi-detached villa perfectly suited to the family market with well proportioned accommodation arranged over two levels and occupying a fantastic corner plot with ample space to extend if desired to the side or rear.

Features and benefits include generous room proportions, dining sized kitchen (oak units, Granite work tops and integrated appliances), tiled bathroom and separate shower room, several fireplaces, cornice work including moulded ceiling in the lounge, double glazing and gas central heating.

In summary the accommodation extends to, on the ground floor, an entrance porch, reception hallway, front facing bay windowed lounge with feature corner window, sitting room, dining kitchen, useful utility room and shower room. Upstairs there are four bedrooms (including a master with feature corner window) and a three piece bathroom.

Externally the front garden is predominantly chipped for driveway parking with an area of lawn to the side. The extensive rear garden is laid to lawn with mature trees and patio area. In addition to the garage there are several useful outbuildings comprising of two store rooms, a wood store and a coal store.





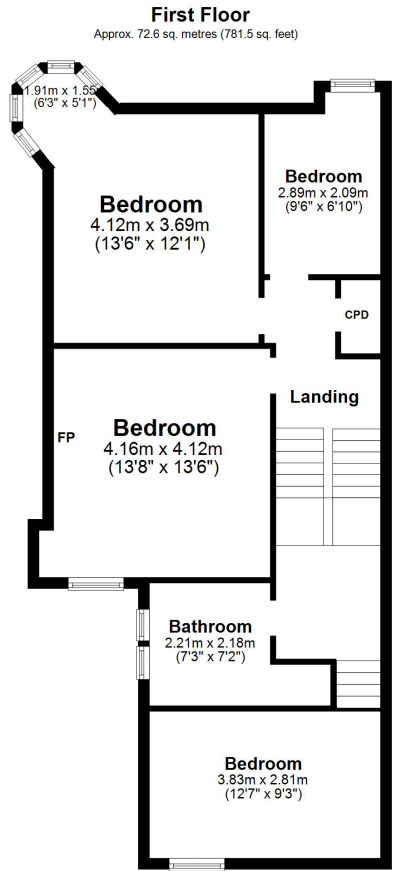
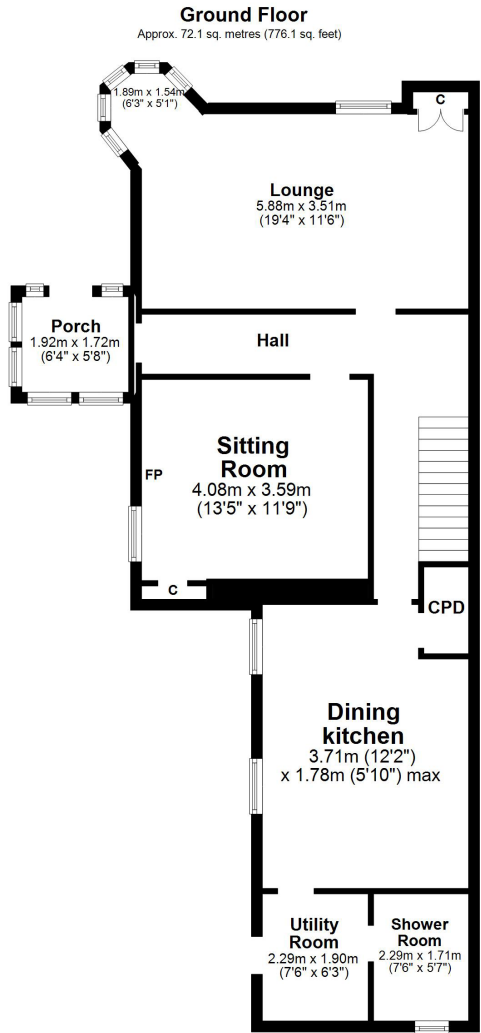












This traditional semi-detached villa is located within one of Troon's foremost and sought after residential addresses, Bentinck Drive, a lovely wide road home to some of the west coasts finest homes. In addition the property is well placed for a wide range of local amenities including the town centre, seafront, excellent schooling and Royal Troon Golf Club. Troon town centre provides a wide range of amenities including supermarket and retail shopping, transport and recreational facilities.

**TR1522** | Sat Nav: 61 Bentinck Drive, Troon, KA10 6HY

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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Corum Troon  
29 Portland Street, Troon, KA10 6AA

**Tel:** 01292 310 010

**Email:** [troon@corumproperty.co.uk](mailto:troon@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)