



126 BENTINCK DRIVE
TROON

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4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

A much admired traditional detached bungalow providing deceptively spacious, predominantly all on the level accommodation within very close proximity to Royal Troon Golf Club and the seafront.

Number 126 represents a wonderful opportunity to acquire a rarely available sandstone fronted traditional detached bungalow within one of Troon's most admired residential locations close to Royal Troon Golf Club. The property is nicely positioned within generous westerly facing gardens with a pleasant outlook to the front across the common green.

Although requiring modernisation the property will suit a range of potential purchasers including families and particularly clients seeking all on the level living without compromising on space.

Features and benefits include generous room proportions throughout, feature window formations in both the lounge and dining room, several fireplaces, a modern fitted kitchen with 'Aga', gas central heating with a 'Baxi' boiler and extensive wardrobe/storage space.

In summary the accommodation extends to, on the ground floor, a vestibule, 31' reception hallway with cloaks/wc off, front facing lounge and dining room, sitting room, garden room, fitted dining sized kitchen, two double bedrooms (including a master with en-suite shower room), bathroom, utility room and rear hall. Upstairs there are two further double bedrooms and a three piece bathroom.

Externally the property is entered via a long driveway which continues to the side of the property and culminates in the detached double garage (19' x 14') with attached workshop (10' x 9'4). The front garden is laid to lawn with shrubbery borders. The enclosed rear garden is predominantly laid to lawn with well stocked shrubbery borders and summerhouse. In addition there is a large but dilapidated greenhouse..

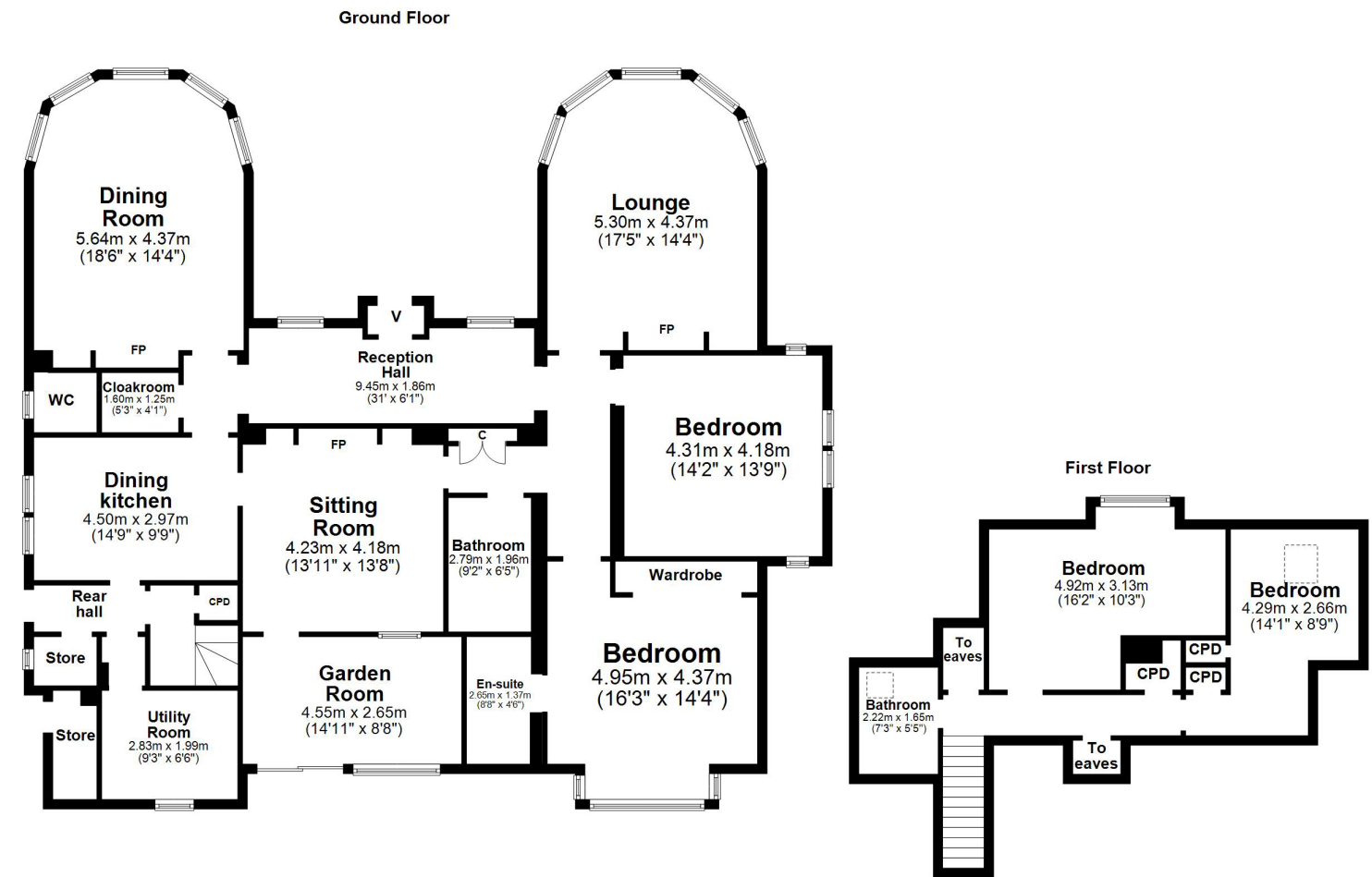












Bentinck Drive has long been regarded one of Troon's and indeed South Ayrshire's most desirable residential addresses. The property enjoys an enviable position within very close proximity to Royal Troon Golf Club, regular host of the Open Championship. In addition the seafront and railway station are both close by. Troon town centre is around one mile distant and provides a plethora of boutique shops, restaurants and bars. For the commuter the A77/M77 provides swift commuting to Glasgow and surrounding areas.

TR1535 | Sat Nav: 126 Bentinck Drive, Troon, KA10 6JB

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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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