



48 BENTINCK DRIVE
TROON

www.corumproperty.co.uk





3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOM

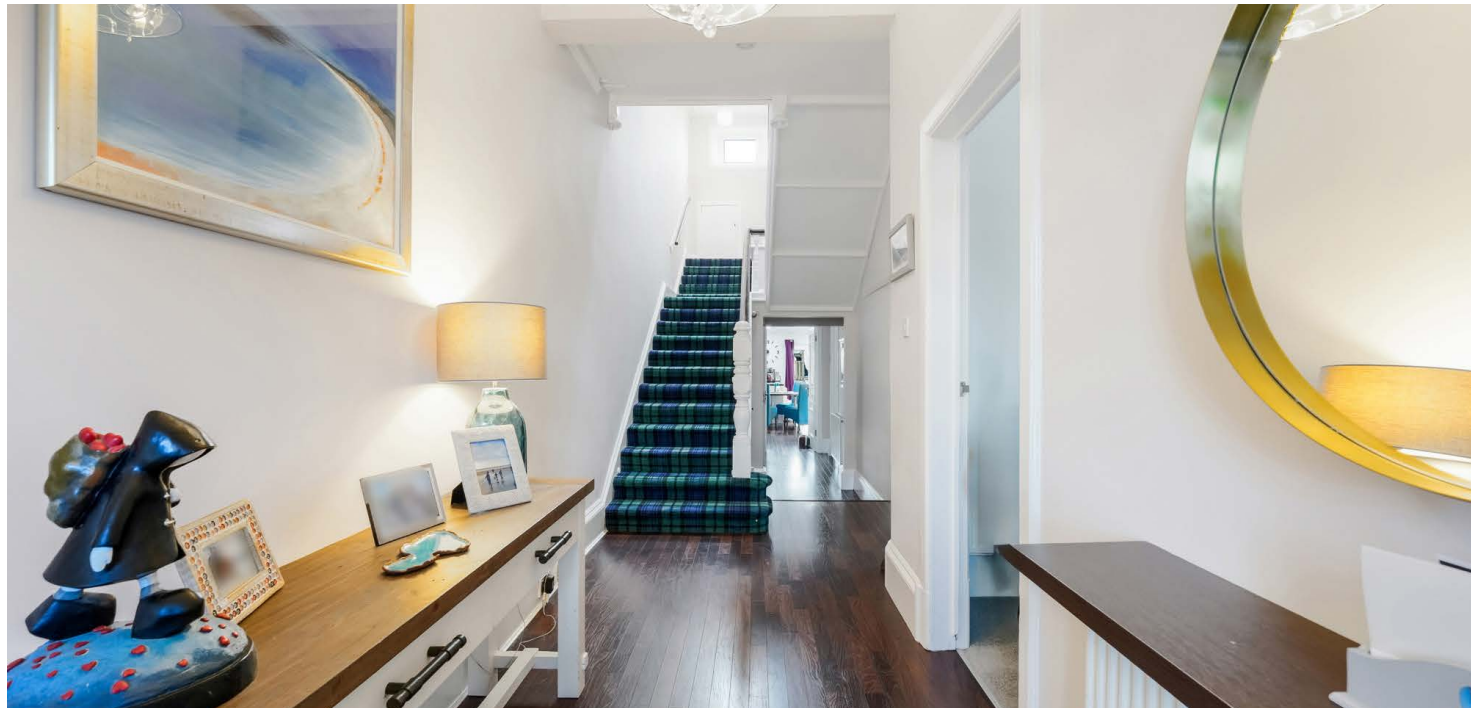
A stunning traditional mid-terrace villa which has been re-modelled to the rear creating a fabulous home in walk-in condition within one of Troon's very best addresses.

Number 48 is a traditional terraced villa presented in true walk-in condition with an exceptional level of fixture and finish and stylish layout suited to a variety of potential purchasers. The property has been re-modelled to the rear creating an impressive open plan kitchen/dining/family room with double doors giving access to the south-west facing rear garden. In addition, the current owners have added a large bespoke garden room (Urbanpod) having multiple potential uses and finished to a high standard with Karndean flooring, integrated infrared ceiling heating system, and recessed LED lighting.

Further features of the property include a bespoke fitted kitchen with integrated appliances and granite work-surfaces, luxury sanitary ware, quality flooring, retained cornice work and carved balustrade, decorative stained glass window formation around the inner entrance door, gas central heating and double glazing.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway with two-piece wc off, formal bay windowed lounge with limestone fireplace, open plan kitchen/dining/family room, sitting room/double bedroom (with retained fireplace), and useful utility room. Upstairs there are two further double bedrooms including a master with en-suite featuring a free-standing bath, large walk-in shower, and Jack and Jill sinks. Bedroom two benefits from an en-suite wc, and the accommodation is completed by a three-piece shower room off the half landing.

Externally the front garden has been block paved creating off street parking for two vehicles. The fully enclosed south-west facing rear garden is predominantly laid to lawn with generous paved patio, ample decking surrounding the garden pod (perfect for enjoying the morning sun), decorative pond and water feature, outhouse and bespoke storage shed. There is access to the rear from South Beach Lane.





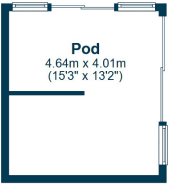
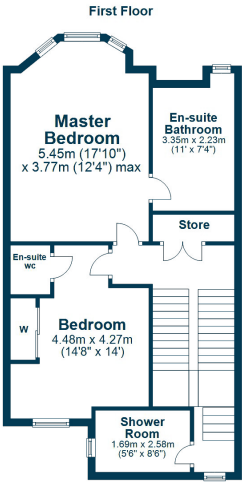
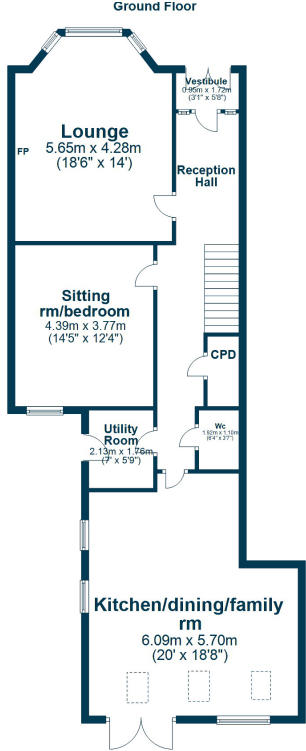












Bentinck Drive has long been regarded one of Troon's and indeed South Ayrshire's most desirable residential addresses. Number 48 is positioned between the bustling town centre and Royal Troon Golf Club, recent host of the Open Championship. In addition the seafront and railway station are both within close proximity. Troon town centre provides a plethora of boutique shops, restaurants and bars.

TR1896 | Sat Nav: 48 Bentinck Drive, Troon, KA10 6HY

For the full home report visit www.corumproperty.co.uk

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



WE'RE **SOLD** ON
YOUR FUTURE



Corum Troon
29 Portland Street, Troon, KA10 6AA

Tel: 01292 310 010

Email: troon@corumproperty.co.uk

www.corumproperty.co.uk