



# 8 BENTINCK MEADOW

## TROON

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**2 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOMS**

**A rarely available luxury modern first floor apartment presented in true walk in condition and enjoying a wonderful outlook across Bentinck Crescent close to Royal Troon Golf Club.**

Apartment 8 is a modern first floor apartment which represents a rare opportunity to acquire a stunning home within walking distance of Royal Troon Golf Club and the seafront. Completed in 2020 the property provides all the conveniences of a brand-new home with a stylish layout which is both spacious and light filled. The property boasts an exceptional level of fixture and finish throughout.

Features and benefits include a designer kitchen with 'Neff' integrated appliances and fitted breakfast bar, bathroom and en-suite with 'Lauren' sanitary ware, 'Porcelanosa' tiling and underfloor heating, double glazing, plantation shutters, herringbone flooring, gas central heating with an 'Ideal' boiler, neutral decoration, high quality insulation and soundproofing and oak doors and flooring.

In summary the accommodation extends to a communal reception hall, L-shaped reception hallway, open plan lounge/ kitchen/dining room, two double bedrooms (including a master with three piece en-suite shower room) and three piece shower room. The accommodation is completed by two useful cupboard spaces, one is plumbed for a washer dryer and the other is in use as a cloakroom and store. The current owners have further improved the property by installing a bath within the second bedroom.

The building itself is approached via electronic gates with a secure entry system and both lift and stair access to all apartments. The professionally landscaped gardens are south facing and predominantly laid to lawn with patio areas and shrubbery borders. There is private residents parking and a garden shed included in the sale.





















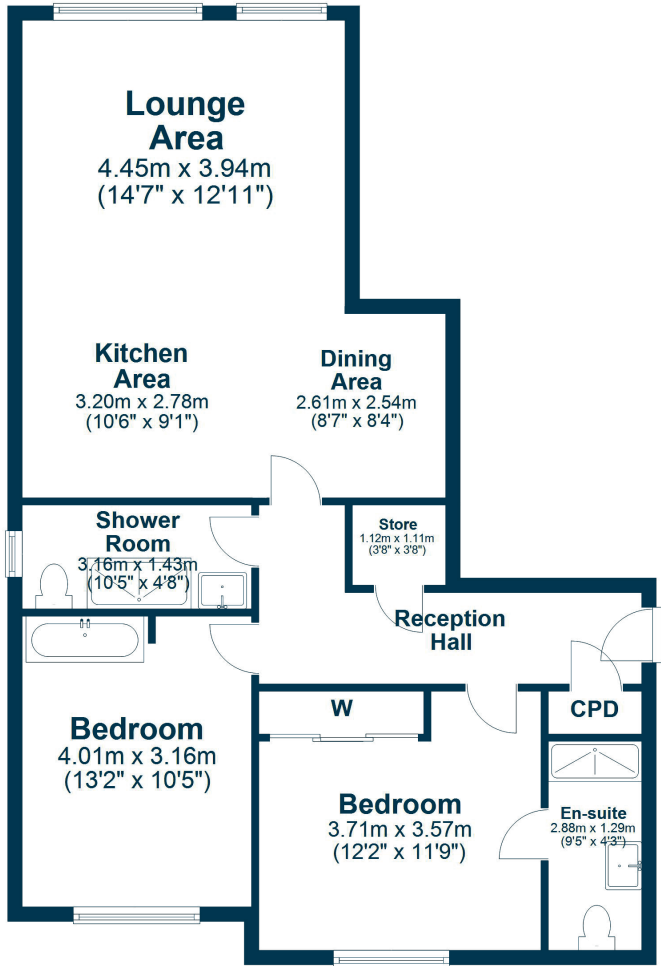












Bentinck Crescent has long been considered Troon's best residential address with outlook over the common green and within walking distance of both the seafront and Royal Troon Golf Club. The town of Troon is situated on the coast 8 miles from Ayr and around 35 miles from the city of Glasgow. It is a lively town with many attractions including shopping, great dining and bustling yacht Marina. It is also popular with golf enthusiasts with 6 golf courses, including Royal Troon Golf Course, recent host to the Open Golf Championship in 2024. Glasgow Prestwick Airport is around 3 miles distant and offers flights to destinations throughout Europe.

**TR1981** | Sat Nav: 8 Bentinck Meadow, Troon, KA10 6GZ

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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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