



81 Bentinck Drive, Troon

Bruach Property is delighted to present 81 Bentinck Drive, Troon, an exceptional five-bedroom red sandstone semi-detached villa with rear annex, ideally located in the heart of this charming coastal town. From the moment you enter, you're greeted by a bright and spacious interior, thoughtfully arranged over three levels to create a welcoming and versatile living environment. This beautifully presented home is offered to the market in walk-in condition, combining timeless character with modern comfort. With generous accommodation throughout, the property offers exceptional flexibility for contemporary family living. The rear annex adds further scope for multi generational living, guest accommodation, or a home office setup. Just a short stroll away, you'll find Troon's stunning beach and renowned golf courses, perfect for those seeking an active coastal lifestyle.



Upon entering 81 Bentinck Drive, you are welcomed into a charming entrance vestibule, which leads into a bright and spacious entrance hall. From here, you can access all ground floor apartments, as well as the staircase to the mezzanine and first floors. A conveniently located WC is tucked neatly to the left of the vestibule for added practicality.

To the front of the home, the elegant lounge is a bright and inviting space, enhanced by a large bay window that floods the room with natural light and offers views over the front garden. A stylish feature fireplace with living flame fire adds warmth and charm, creating a cosy focal point. This generous room is perfect for both everyday living and entertaining, with ample space for a variety of furniture layouts.

Adjacent to the lounge is a well-proportioned breakfast room, featuring a beautiful log burner and lovely views down the rear garden.

Continuing down the hallway, you'll find a spacious storage cupboard, followed by access to the well-appointed kitchen. Fitted with coordinating wall and base units in a neutral palette, the kitchen provides excellent storage and extensive worktop space. It features a five-ring gas hob, integrated oven, dishwasher, sink, and space for additional white goods, as well as room for a kitchen table making it a practical and social space.

A door from the kitchen leads into the rear annex, ideal for multi-generational living or guest accommodation. The annex comprises a cosy living area with views over the rear garden, a double bedroom, and a modern en-suite shower room.

Stairs from the main entrance hall lead to the mezzanine level, where you'll find two well-proportioned double bedrooms and the family bathroom. Bedroom One is a spacious double room with dual aspect windows to the rear, offering an abundance of natural light. Bedroom Two, also a double, is located adjacent with interconnecting door. The family bathroom is fitted with a bath, separate shower enclosure, wash hand basin, and WC, all thoughtfully arranged for comfort and convenience.

Continuing up to the first floor, you'll discover three further generously sized double bedrooms, each with their own unique character and charm. All rooms enjoy pleasant views over the surrounding gardens and rooftops, with Bedroom Four benefitting from a large bay window, adding to the feeling of space and light.

Externally, this home continues to impress. To the front, a well maintained garden features a red decorative stone chip driveway and a manicured lawn with mature shrub borders, creating a smart and welcoming approach. The driveway continues along the side of the property, providing ample off-street parking for multiple vehicles, and a side gate offers convenient access to the rear garden. The generous rear garden is a standout feature mainly laid to lawn and bordered by mature trees, shrubs, and vibrant flowering plants, creating a private and tranquil outdoor retreat. Multiple seating areas provide perfect spots for al fresco dining, entertaining, or simply relaxing in the sunshine. A rear gate offers access to a back lane for added convenience. Completing the outdoor space is a timber outbuilding, currently arranged as a summerhouse to the front and a storage area to the rear ideal for use as a hobby space, home office, or garden retreat.

This exceptional home offers a rare combination of generous accommodation, period charm, flexible living options, and a sought-after coastal location. Early viewing is highly recommended to truly appreciate everything 81 Bentinck Drive has to offer.

Below: Living Room



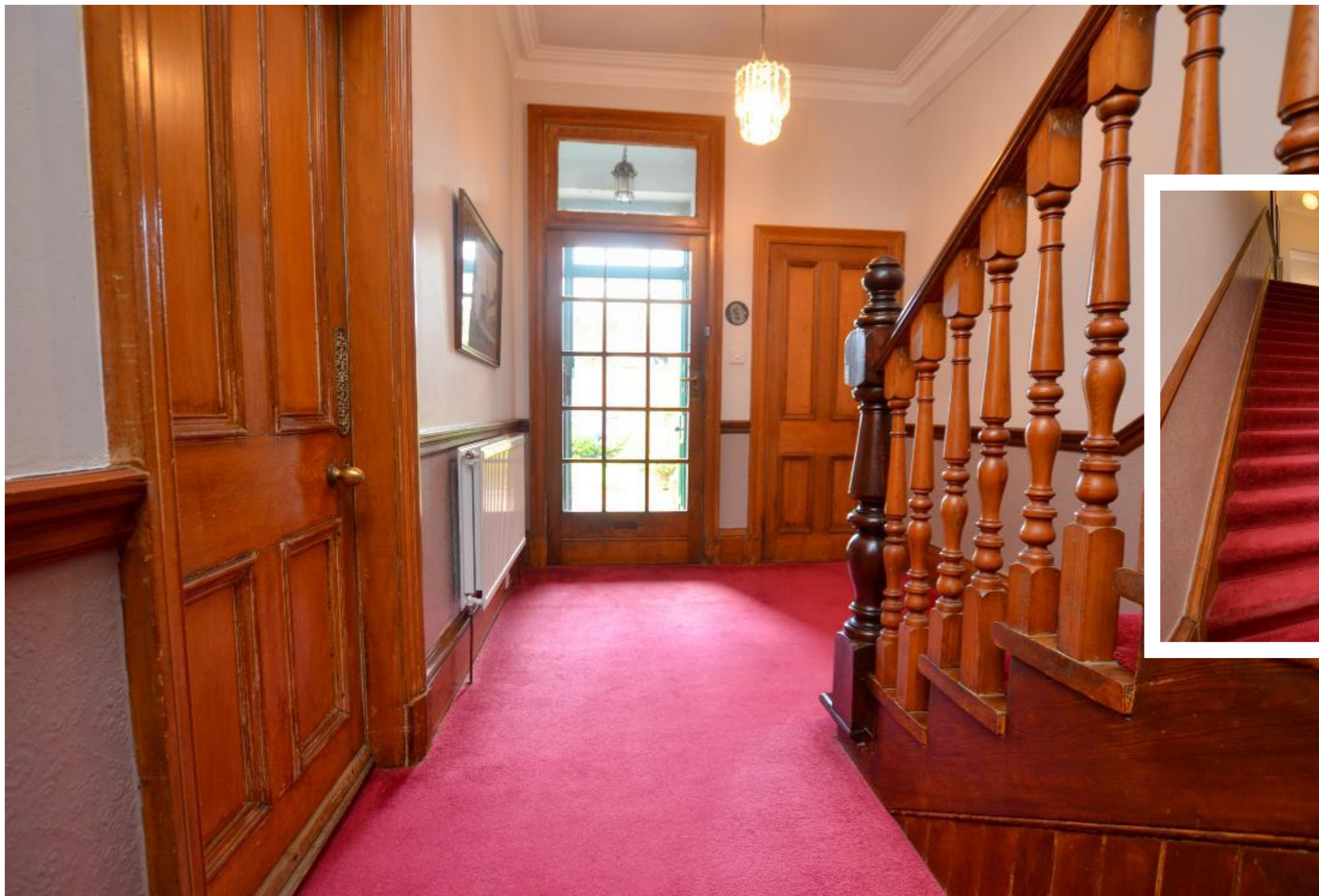
Below: Living Room



Below: Breakfast Room



Below: Entrance Hall



Below: Kitchen Area



Below: Annex



Below: Shower Room



Below: Bedroom One



Below: Bedroom Two



Below: Bedroom Three



Below: Bedroom Four



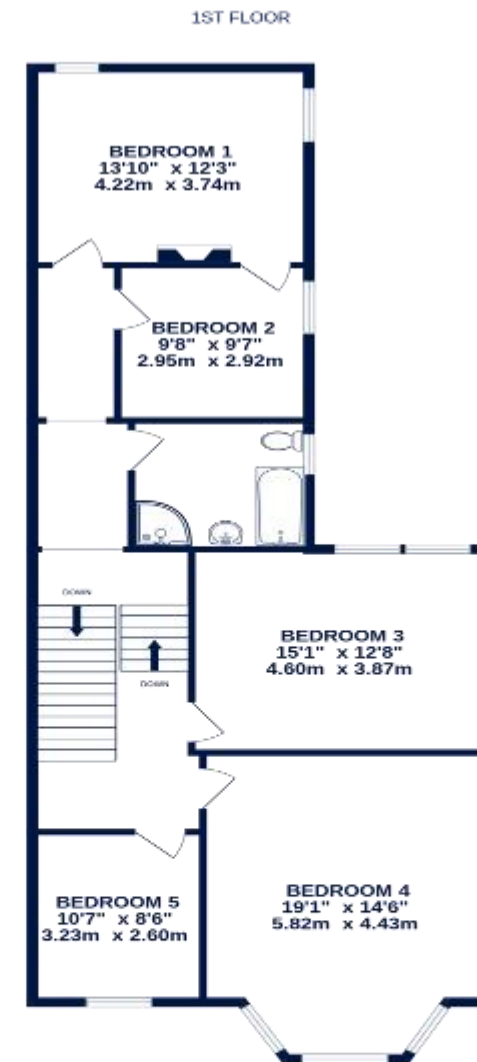
Below: Stairs and Upper hallway



Below: Rear Garden



ACCOMMODATION LAYOUT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Below: Rear Garden





Below: Front of Property





GENERAL REMARKS

Services:
The property has mains water and electricity. Heating is by gas central heating. The property windows are part double glazed.

EER Rating:
EER: D(64)

Council Tax:
The property is band G and the amount of council tax payable for 2025/2026 is £4,074.08.
South Ayrshire Council Tel: 0300 123 0900.

Viewing:
Strictly by appointment with Bruach Property Ltd , 1 Templehill, Troon, KA10 6BQ
Tel:01292 690940 or Email girvan@bruachproperty.com

Possession:
Vacant possession and entry will be given on completion.

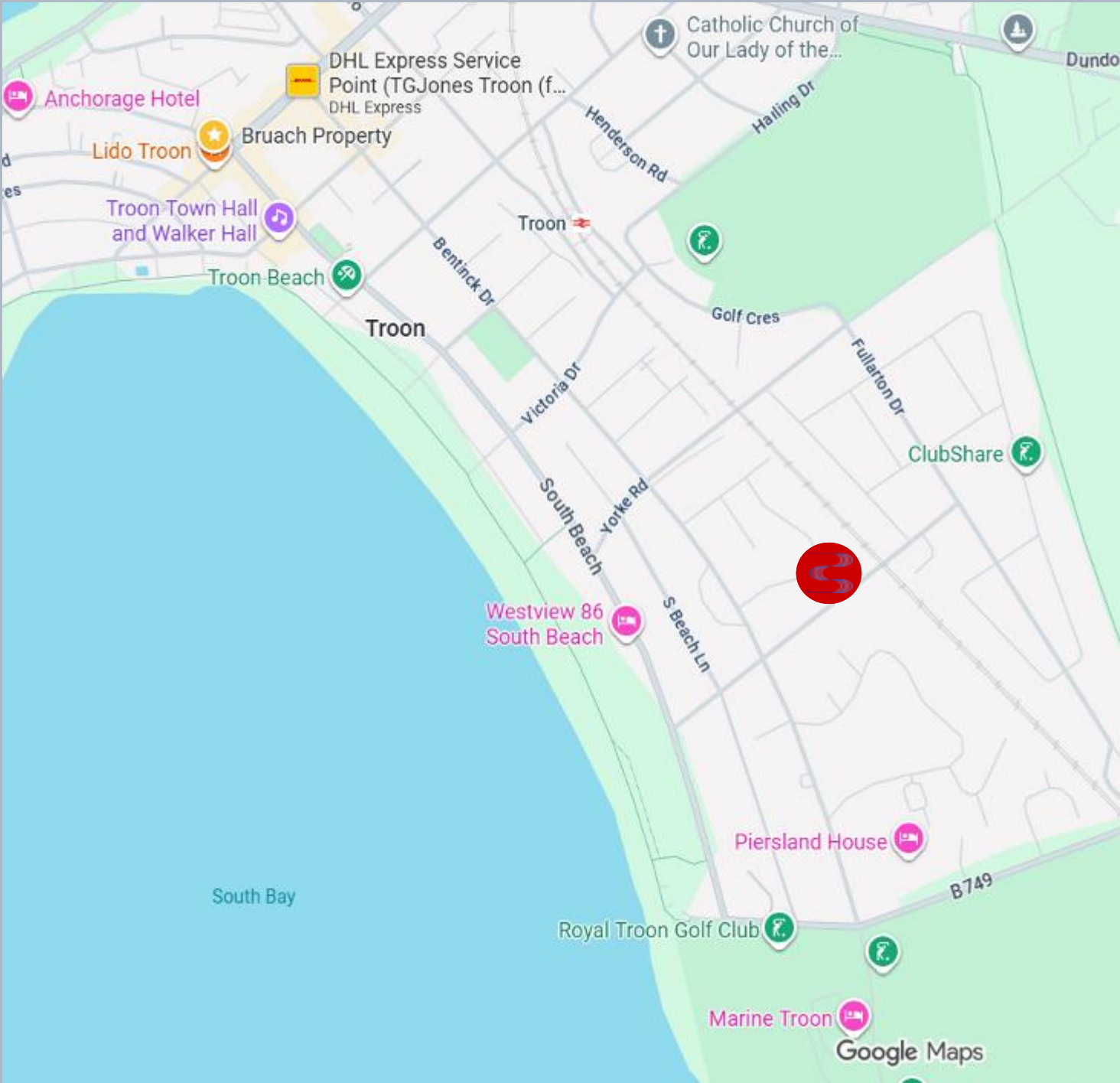
Offers:
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:
A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:
All items normally known as tenant’s fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



[bruachproperty](#)



[bruach.property](#)



[bruachproperty](#)



[bruachproperty](#)

GIRVAN

31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU

**E: info@bruachproperty.com
T: 01456 715 065 | F: 01465 238002**

TROON

1 Templehill | Troon | South Ayrshire | KA10 6BQ

**E: troon@bruachproperty.com
T: 01292 690940 | F: 01292 737 570**

Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in September 2025