



5 Bentinck Drive, Troon

We are delighted to present to the market 5 Bentinck Drive, Troon, a beautifully appointed five bedroom mid-terraced Victorian sandstone villa, boasting classic bay windows, a traditional slate roof, and an abundance of period charm. Nestled in one of Troon's most sought-after addresses, this substantial home offers spacious and versatile accommodation throughout, blending timeless architectural features with contemporary comforts. Presented in walk-in condition, the property is ideal for families or professionals seeking a flexible layout and generous living space, all within a prestigious and convenient location



The entrance is via a traditional vestibule, leading into a bright and welcoming hallway featuring ornate period cornicing, elegant flooring, and a central carpet runner. A timber staircase rises gracefully to the mezzanine and upper floors, setting the tone for the classic yet contemporary interior throughout. At the front of the home, you'll find the formal living room, a spacious, light-filled reception with a large bay window, living flame gas fire, and a striking feature fireplace. Soaring ceilings and traditional architectural detailing enhance the room's timeless elegance. To the rear, the hallway leads to the heart of the home, a stunning designer dining kitchen, flooded with natural light from two large fixed windows and patio doors that open directly onto the rear garden. The kitchen is fitted with an extensive range of modern wall and floor mounted units, granite worktops, and stylish tiled splashbacks. Integrated Bosch appliances include a fan oven, microwave/grill, fridge freezer, ceramic hob, dishwasher, and washing machine, combining practicality with high end finish. The generous dining area offers excellent flexibility for family dining or entertaining further benefiting from patio doors that lead onto the garden. Also on the ground floor is a large double bedroom, currently used as a guest suite, complete with a luxurious modern en-suite shower room. This sleek space features LED lighting, a rainfall shower, designer tiling, and a chrome heated towel rail.

The mezzanine level hosts a beautifully appointed, contemporary family bathroom comprising a modern three-piece suite and a Velux window that fills the room with natural light. Adjacent is Bedroom Two, a well-proportioned double bedroom overlooking the rear garden.

Upstairs, a bright and spacious landing provides access to three further generous bedrooms. The master bedroom enjoys a large bay window, timber flooring, elegant decor, and its own luxury en-suite shower room, creating a serene retreat within the home.

To the front, the property offers a neat mono block driveway, mature planted borders, and a traditional stone boundary wall, delivering both kerb appeal and valuable off-street parking.

The enclosed rear garden is perfectly designed for family living and outdoor entertaining, featuring low maintenance artificial grass, mature shrubs and trees, timber decking, and a patio area. A detached brick outbuilding to the rear provides excellent storage or potential for use as a workshop.



Below: Living Room



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3156

Below: Dining Area



Below: Kitchen



Below: Kitchen Bottom Left: Dining Area



Below: Bedroom One





Below: Ensuite Bedroom One



Below: Entrance Hallway



Below: Bathroom



Below: Bedroom Two





Below: Bedroom Three



Below: Bedroom Four

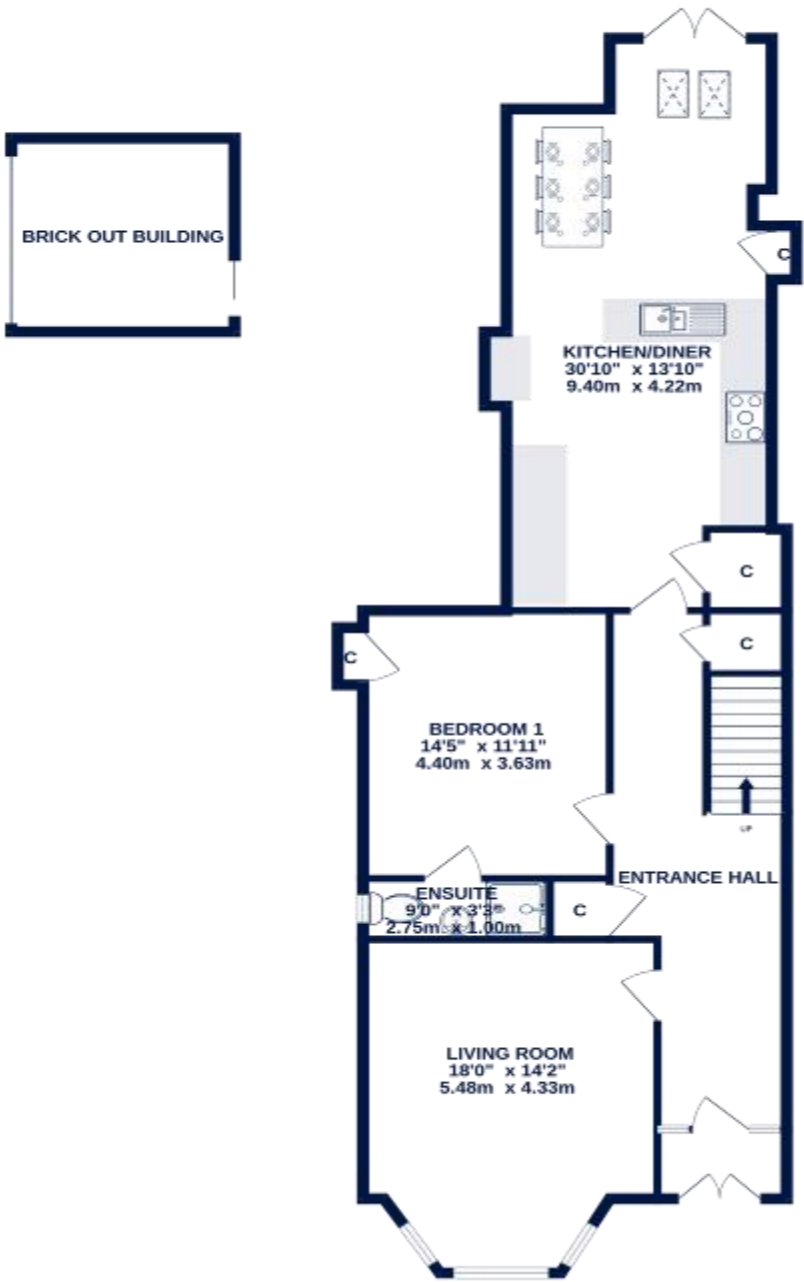


Below: Bedroom Four Ensuite

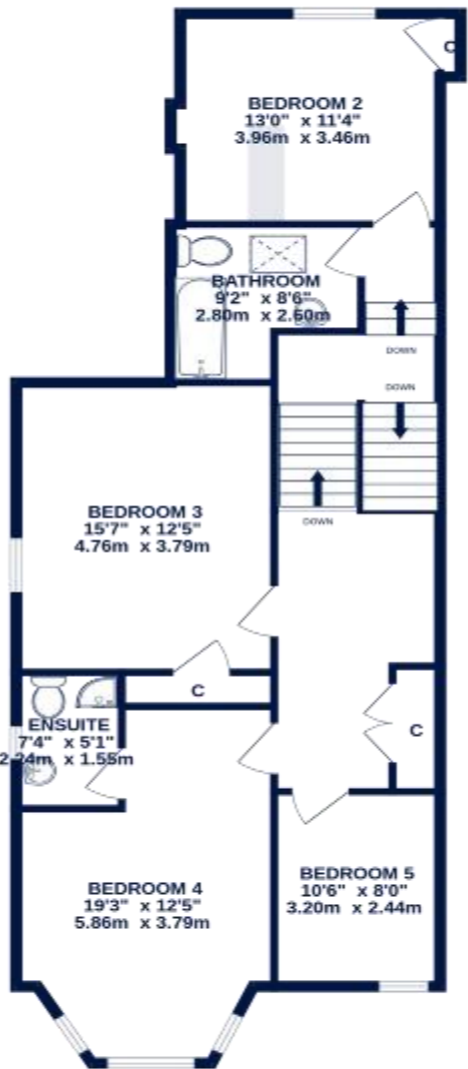


ACCOMMODATION LAYOUT

GROUND FLOOR

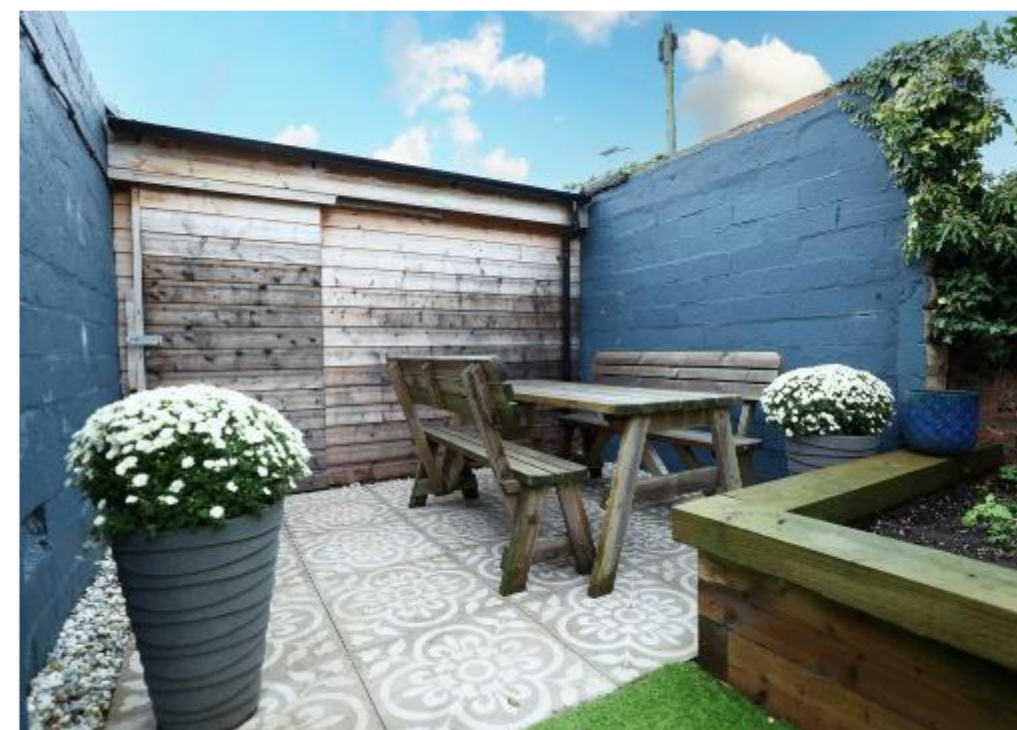


1ST FLOOR



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

Below: Rear Garden



Below: Rear Garden



Below: South Beach



GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. Heating is by gas central heating. The property windows are double glazed.

EER Rating:

EER: D56

Council Tax:

The property is band F and the amount of council tax payable for 2025/2026 is £3417.52
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd , 1 Templehill, Troon, KA10 6BE
Tel:01292 690940 or Email troon@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.

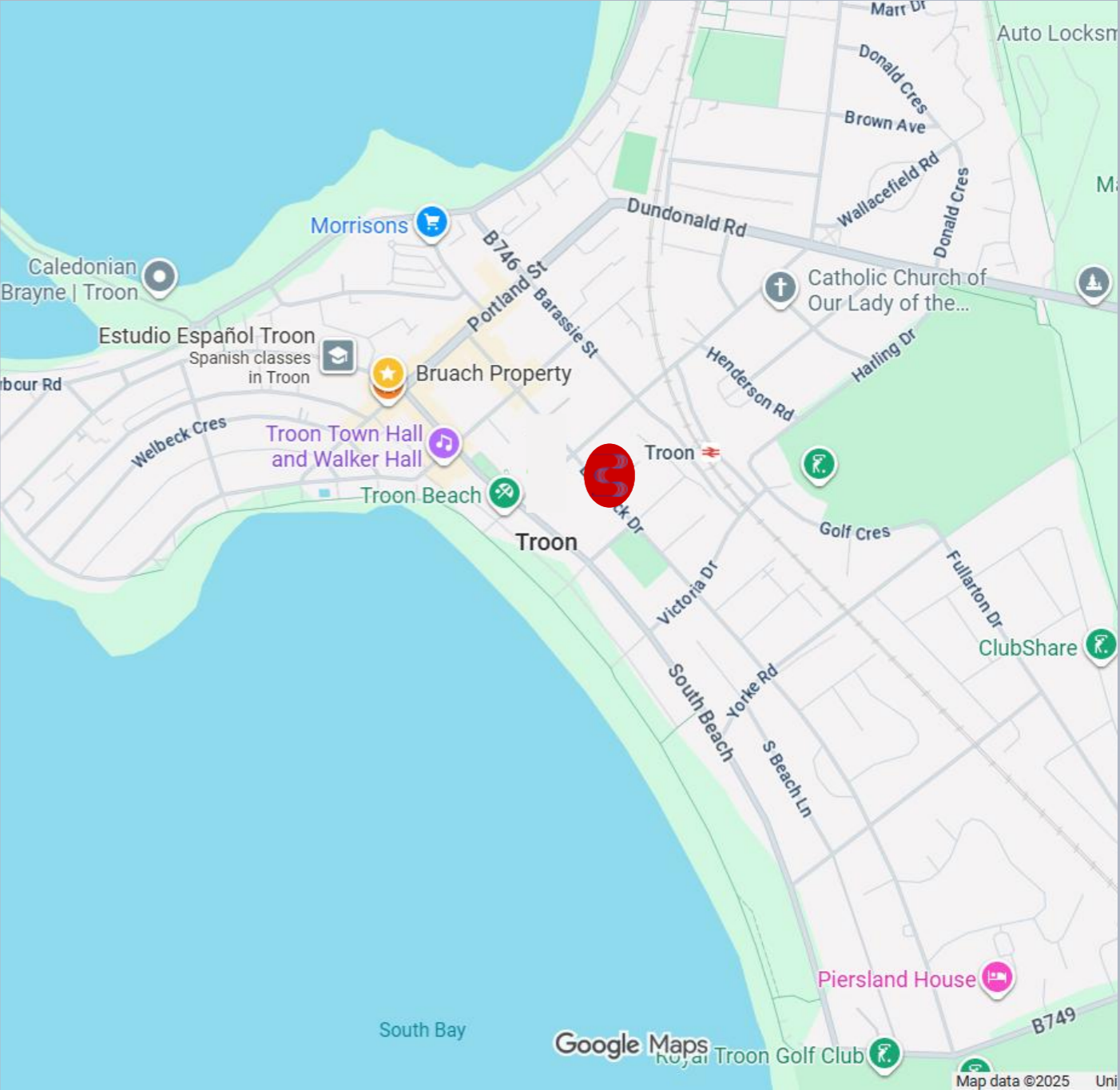
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

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.



Below: Royal Troon Golf Club





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.



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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.

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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 October 2025