



Bentinck Drive, Troon
4 Bedroom Semi Detached House - Offers Over £389,000



Introducing 'Ingledene' - Available to the market for the first time in over 40 years, this charming and spacious 4-bedroom traditional home offers a rare opportunity to secure a much-loved property in one of Troon's most sought-after addresses.

Set on a generous plot with mature gardens and a private driveway, this character-filled home retains many original features, including traditional wall panelling and period proportions, all waiting to be enhanced by a modern touch.

Inside, the ground floor offers versatile and well-balanced living space. A conveniently located cloakroom with a wash hand basin is discreetly tucked beneath the stairs, offering added practicality just off the hallway. The formal front lounge features rich wall panelling and a characterful 'Claygate' brick arch fireplace, complemented by large windows that flood the room with natural light.

To the rear, a spacious and welcoming family room also enjoys a traditional brick fireplace, with ample space for both seating and dining. Two sets of fully glazed French doors lead seamlessly into a bright conservatory, currently used as an additional family room. Overlooking the private rear garden, the conservatory provides a flexible space ideal for relaxing, entertaining, or serving as a children's playroom.



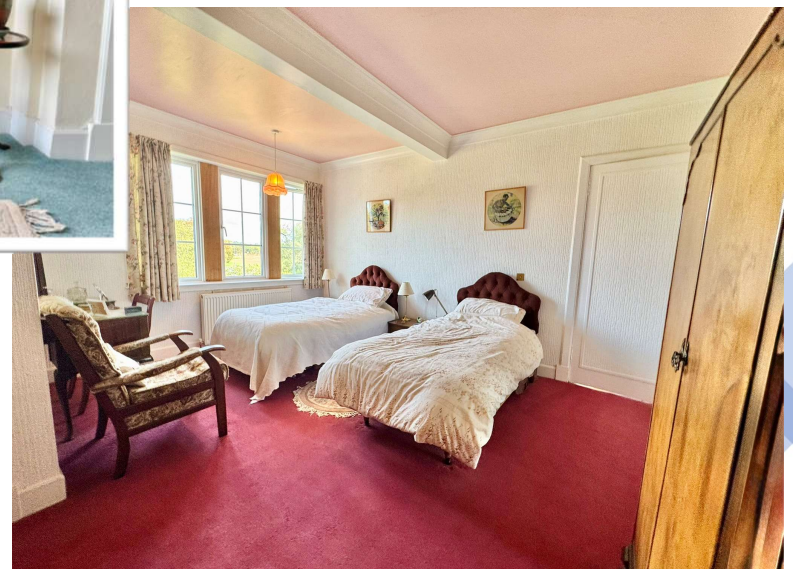
The breakfasting kitchen, while fully functional, offers scope for modernisation and the chance to create a true central hub for family living. Adjacent, a separate downstairs room provides flexibility to serve as a small bedroom, home office, or hobby space. A useful larder sits off the rear hall, while a downstairs WC completes the ground floor.

Upstairs, four well-proportioned bedrooms enjoy leafy outlooks and the quiet calm of this established neighbourhood. The family bathroom completes the upper floor and is well-appointed with a shower over the bath, WC, and wash hand basin. Bright and functional, it offers everything needed for busy family life while maintaining a clean and comfortable finish.

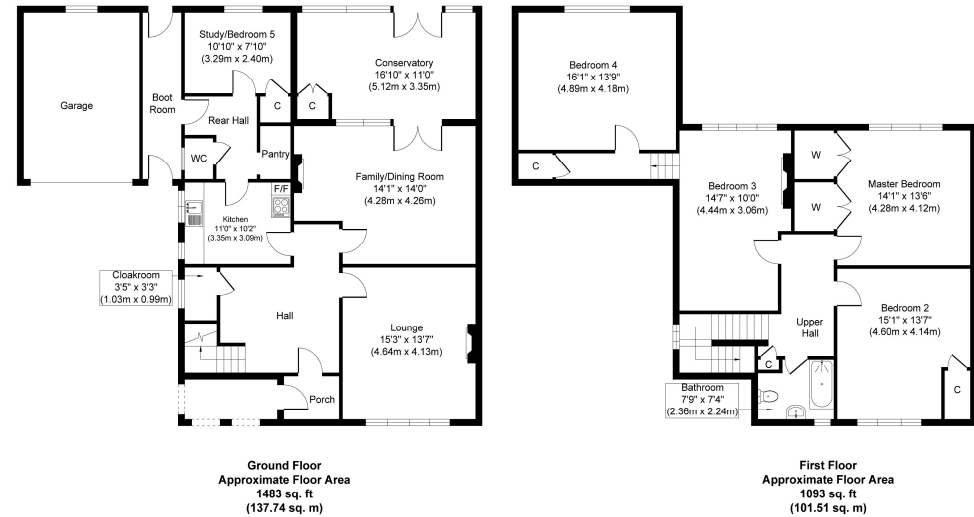
The private, fully enclosed rear garden is bordered by mature trees, creating a peaceful, sunlit retreat throughout the day. Attached to the side of the house and accessed from the garden or via the rear hall, a practical garden/utility/boot room offers additional storage and convenient through-access from the front to the back of the property. This space connects to the garage, which features an up-and-over front door, adding further versatility and functionality.

This is a home brimming with potential—ideal for families looking to put down roots in Troon and add their own stamp to a timeless property in a prime location. Early viewing is highly recommended.









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PROPERTY MISDESCRIPTIONS ACT
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