



**6A BENTINCK DRIVE**

TROON

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**A stunning traditional ground floor apartment in one of Troon's most sought-after addresses, with spacious accommodation, private gardens and a quality level of finish throughout.**

Bentinck Drive is a first class and executive address within the popular seaside town of Troon, ideally placed close to a wealth of golf courses, mainline rail links, excellent schools and a range of shops, restaurants and leisure facilities that are just a short walk away. Number 6a is a gorgeous ground floor conversion that boasts a wealth of modern living spaces perfectly married with traditional charm and character. This fantastic home has luxury fixtures and fittings, ample storage, a private front garden and a large south-west facing rear garden with both an enclosed private garden and communal areas and outdoor brick stores. The open plan kitchen and lounge leading out to the rear and the incredible bay-windowed master bedroom with a stunning en suite bathroom are truly impressive. Viewing is essential to fully appreciate both the convenient location and the beautifully presented interior.

In more detail, the internal accommodation extends to an entrance hallway with fitted storage, a modern fitted shower room, an open plan luxury kitchen with a breakfast bar, integrated appliances and ample wall and base units leading into a bright lounge with French doors into the garden, a front-facing bay windowed master bedroom with fitted wardrobes and an en suite bathroom and a second bedroom with fitted storage.

Externally there is a front garden area laid with lawn and a shared gated access way to the side of the property that allows entry into the rear garden, which has two private brick stores. The private rear garden is fully enclosed with a paved patio, a garden store, a summer house and decorative aggregate. There is also a communal garden area with decorative borders and lawn.

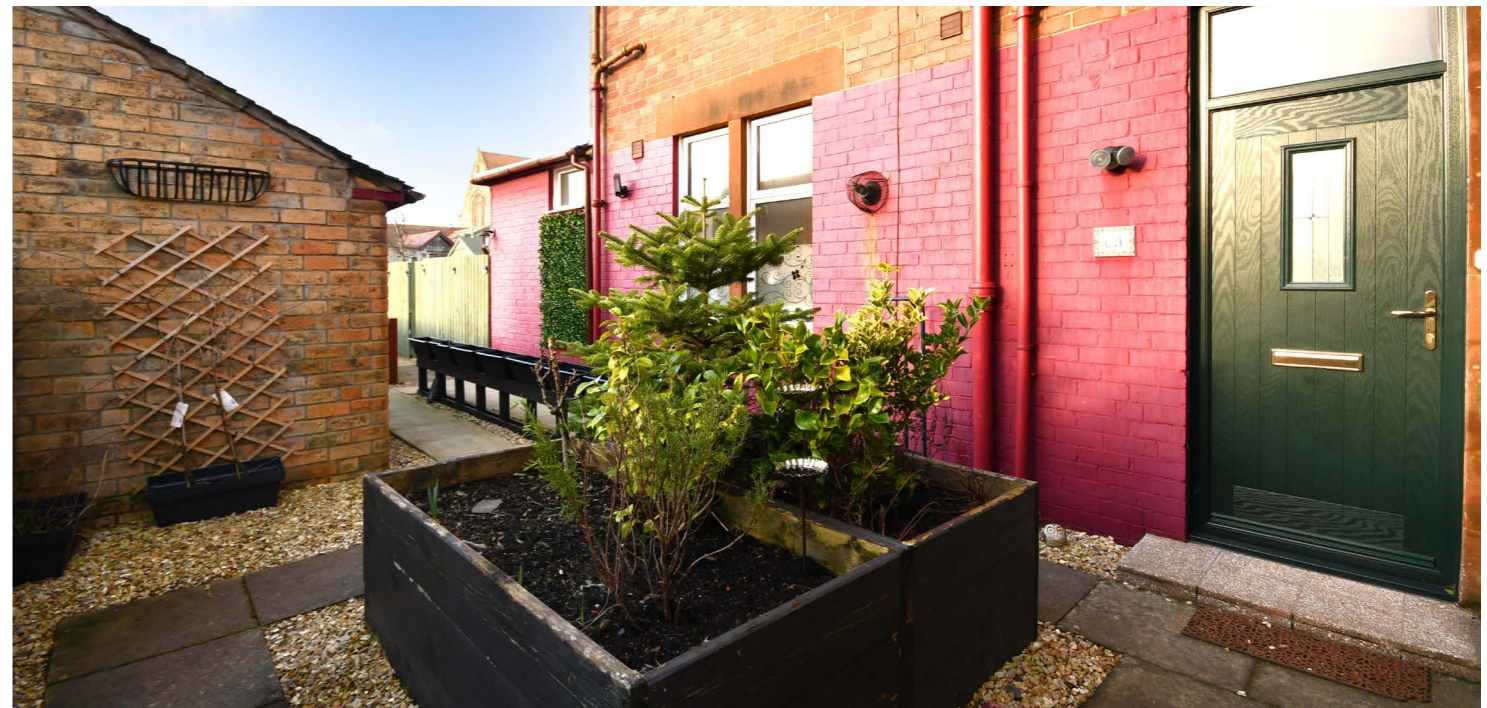




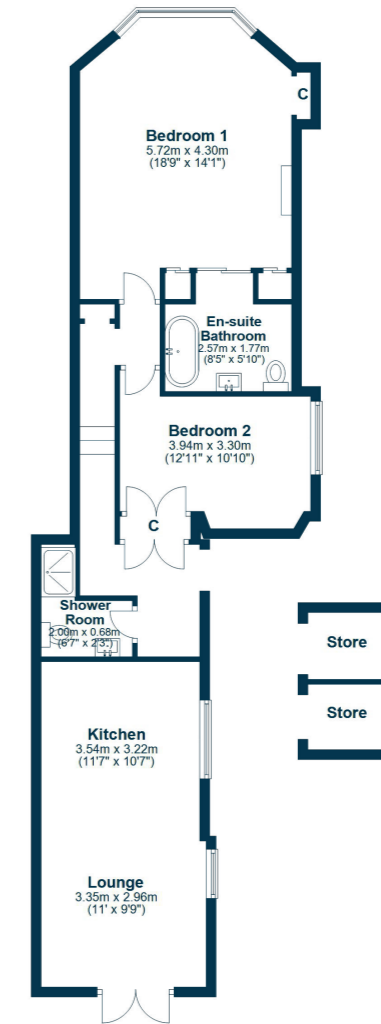












Bentnick Drive is a highly sought-after residential address in Troon, within close proximity to the seafront, town centre and Royal Troon Golf Club, a regular host of the Open Championship. Troon provides a wide range of amenities including both primary and secondary schooling, a mainline rail link to Ayr and Glasgow and both supermarket and retail shopping.

**TR1800** | Sat Nav: 6A Bentnick Drive, Troon, KA10 6HX

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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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