



**4 DARLEY CRESCENT**  
TROON

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**4 | BEDROOMS**

**3 | BATHROOMS**

**3 | PUBLIC ROOMS**

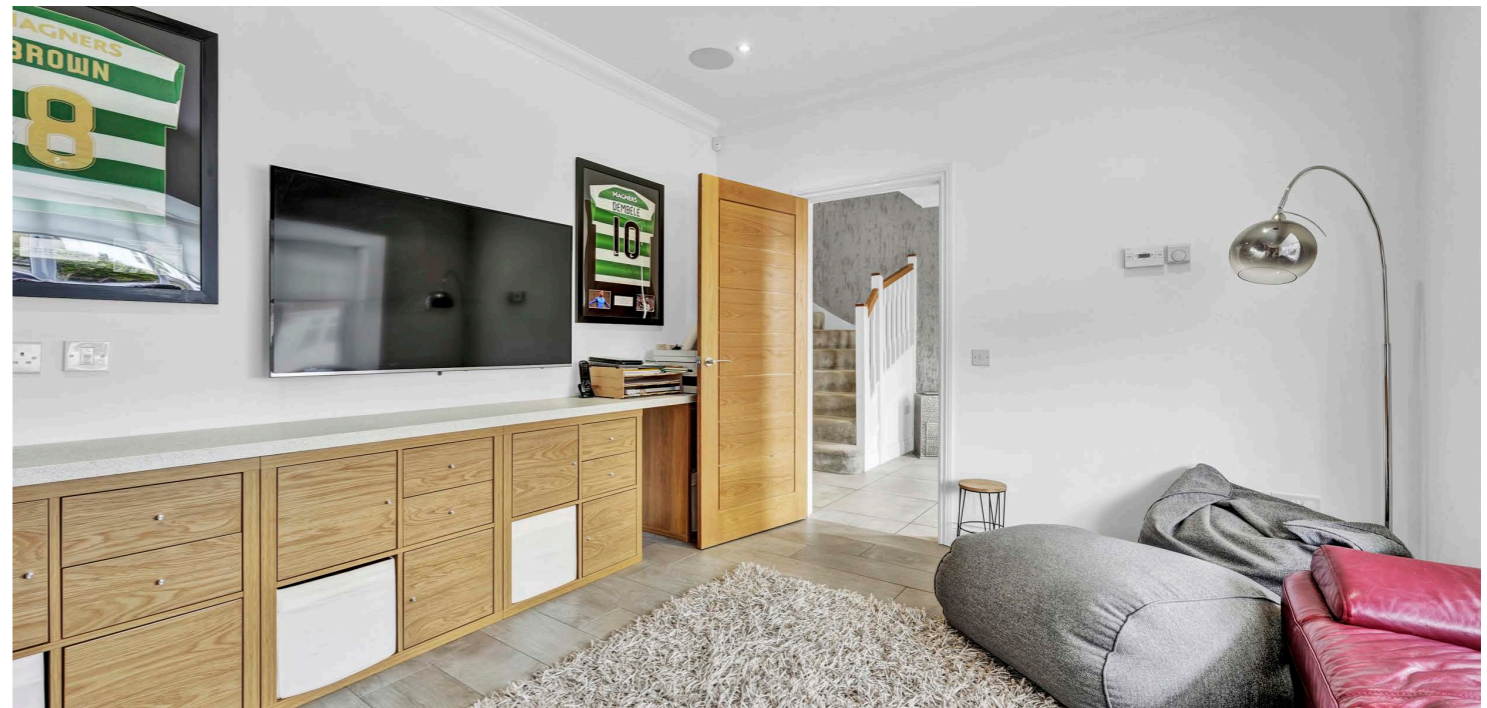
**An exceptional modern detached villa presented in true walk-in condition set in generous west facing gardens within one of Troon's most sought after residential areas close to Royal Troon Golf Club.**

Number 4 is a rarely available modern detached villa built by the current owners with an excellent level of fixture and finish and a stylish layout arranged over two levels within a quiet residential locale off Bentinck Drive. No expense has been spared in creating a wonderful home including a garden room, double garage and separate gym/home office.

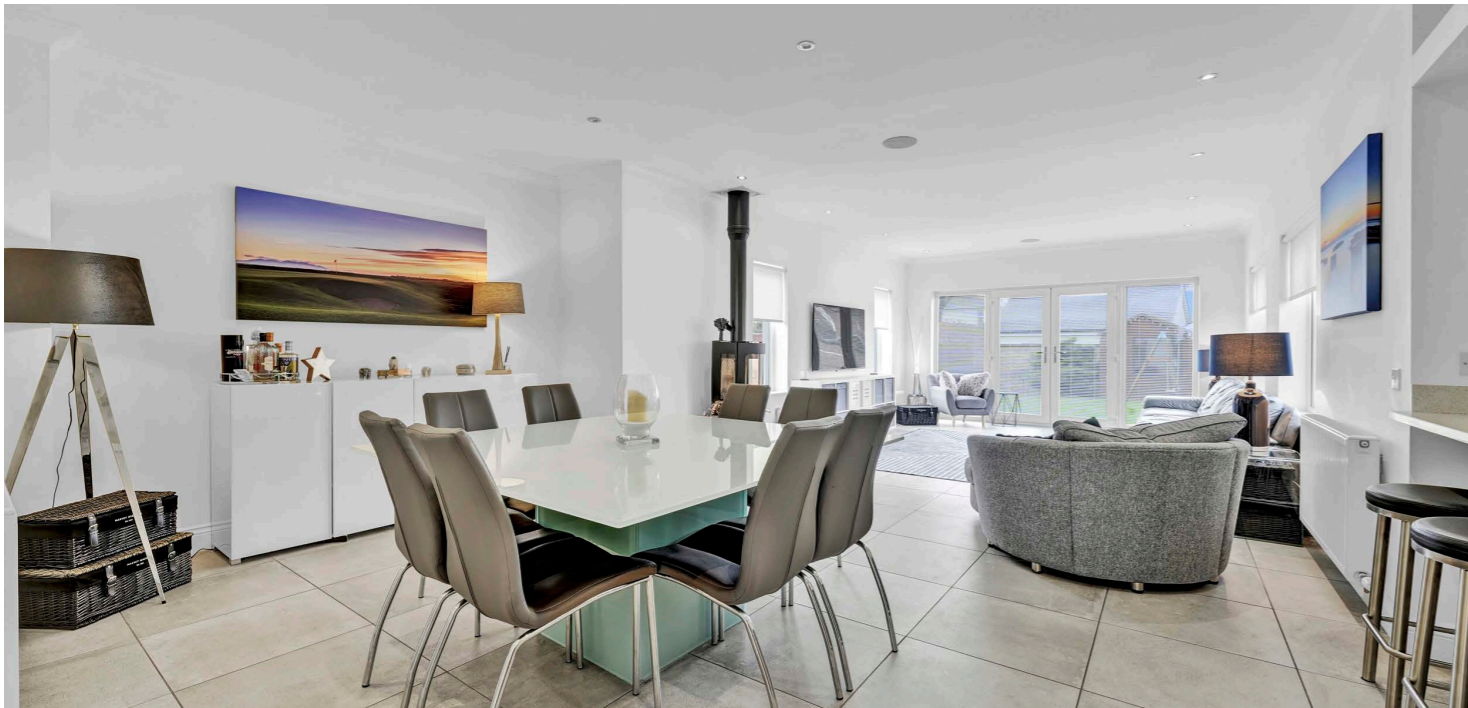
Further features and benefits include a bespoke fitted kitchen with integrated appliances and useful utility room off, luxury sanitary ware, integrated sound system, quality floor coverings, gas central heating with an 'Ideal' boiler, double glazing, neutral decoration, alarm system and electric car charging point

In summary the accommodation extends to, on the ground floor, a broad and welcoming reception hallway with two piece wc off, formal lounge, sitting room with box window formation and an open plan fitted kitchen/dining/family room with double doors to the rear garden. Completing the ground floor accommodation is a utility room. Upstairs there are four double bedrooms including a master bedroom with dressing room and three piece en-suite shower room and a four piece family bathroom featuring a free standing bath. Bedrooms two and three benefit from a Jack and Jill en-suite shower room and fitted wardrobes.

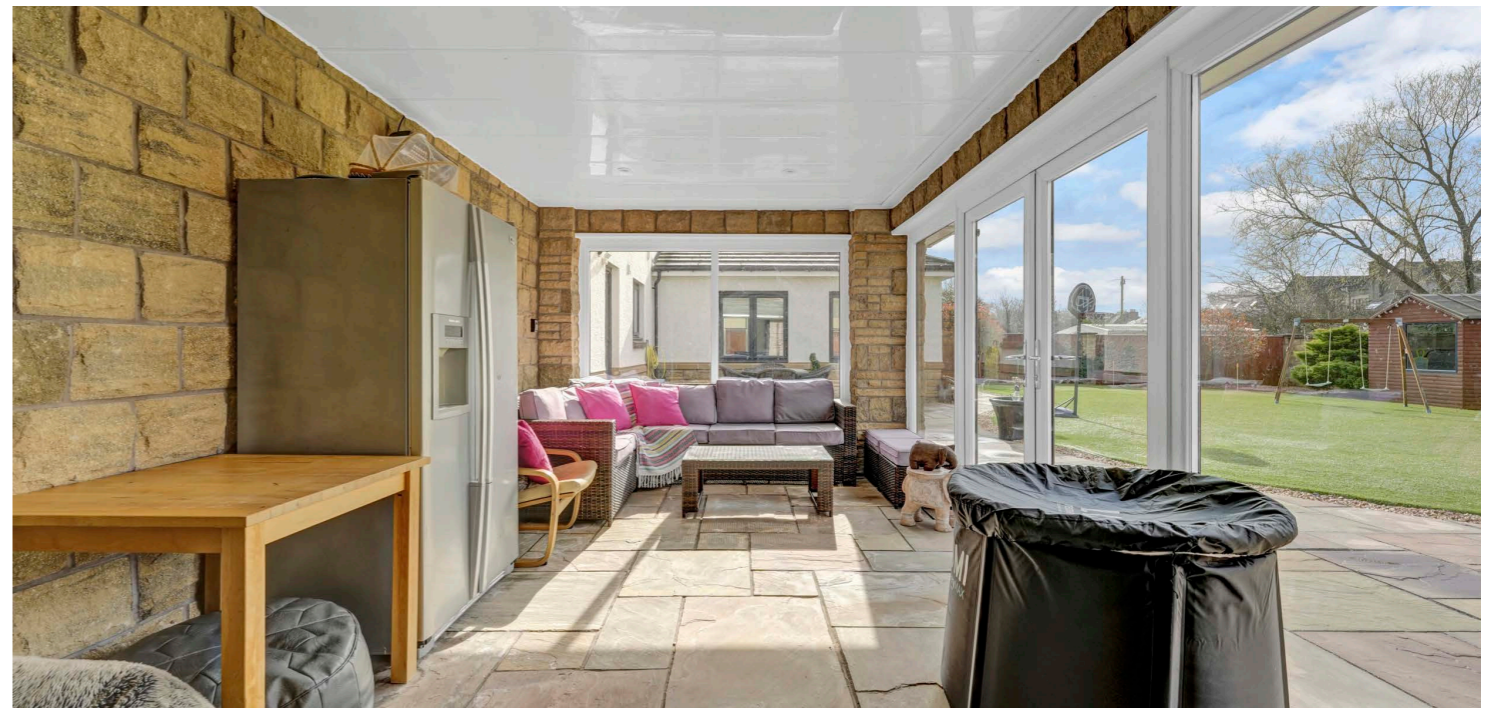
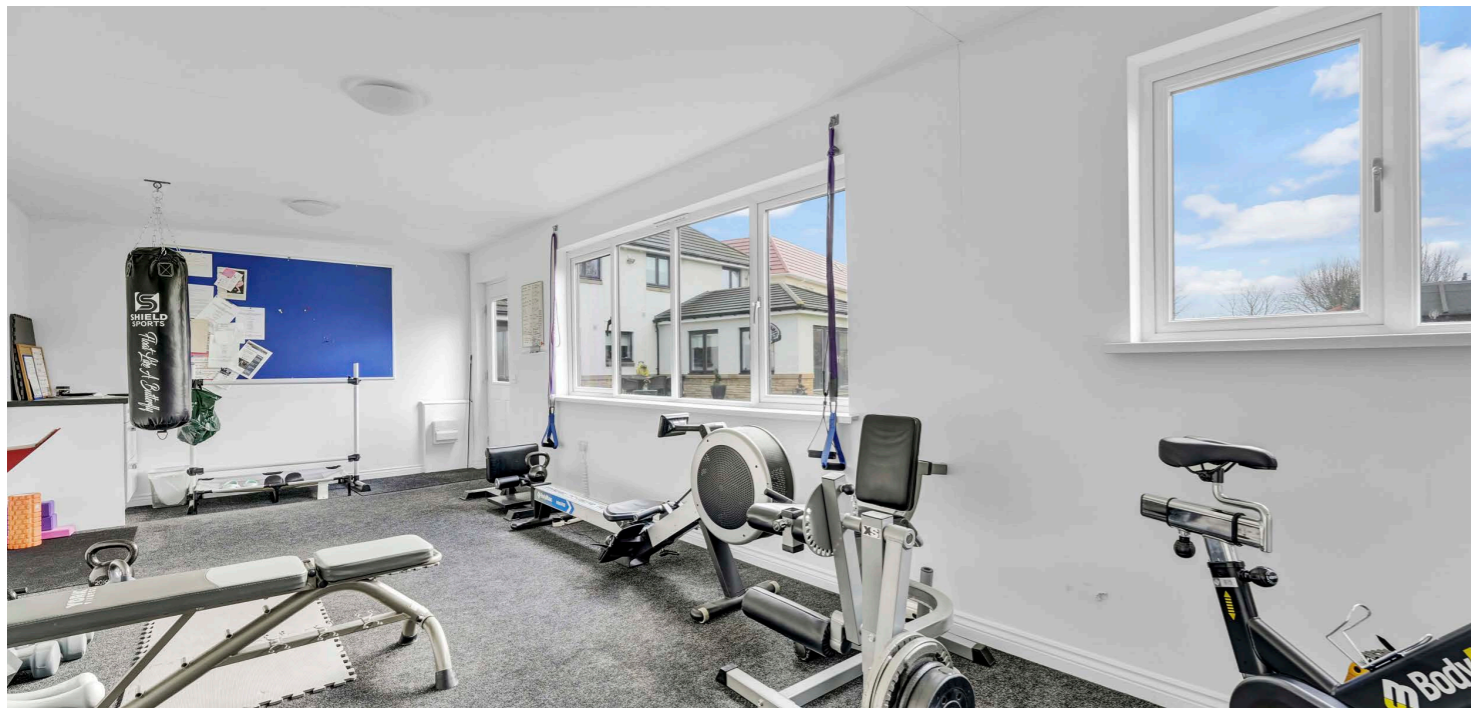
Externally the landscaped gardens are a particular feature of the property. The front garden is laid to artificial lawn with decorative paving and chipped borders.. To the side there is a driveway parking for several vehicles culminating in the detached double garage (automatic up and over door and rafter storage). To the rear of the garage is a garden room perfect for outdoor entertaining. The fully enclosed westerly facing rear garden has been hard landscaped and is predominantly laid to artificial lawn with extensive patio area, chipped borders, purpose built putting green and gates to the rear lane. In addition there is a separate home office/gym (power and lighting installed) and garden shed.







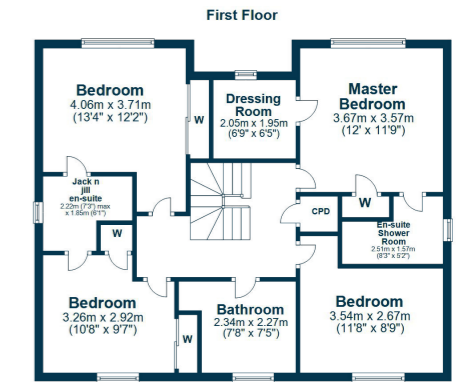
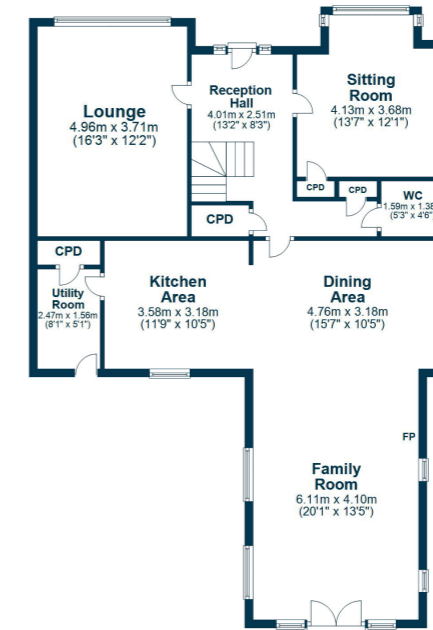
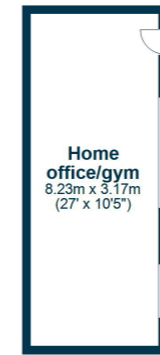
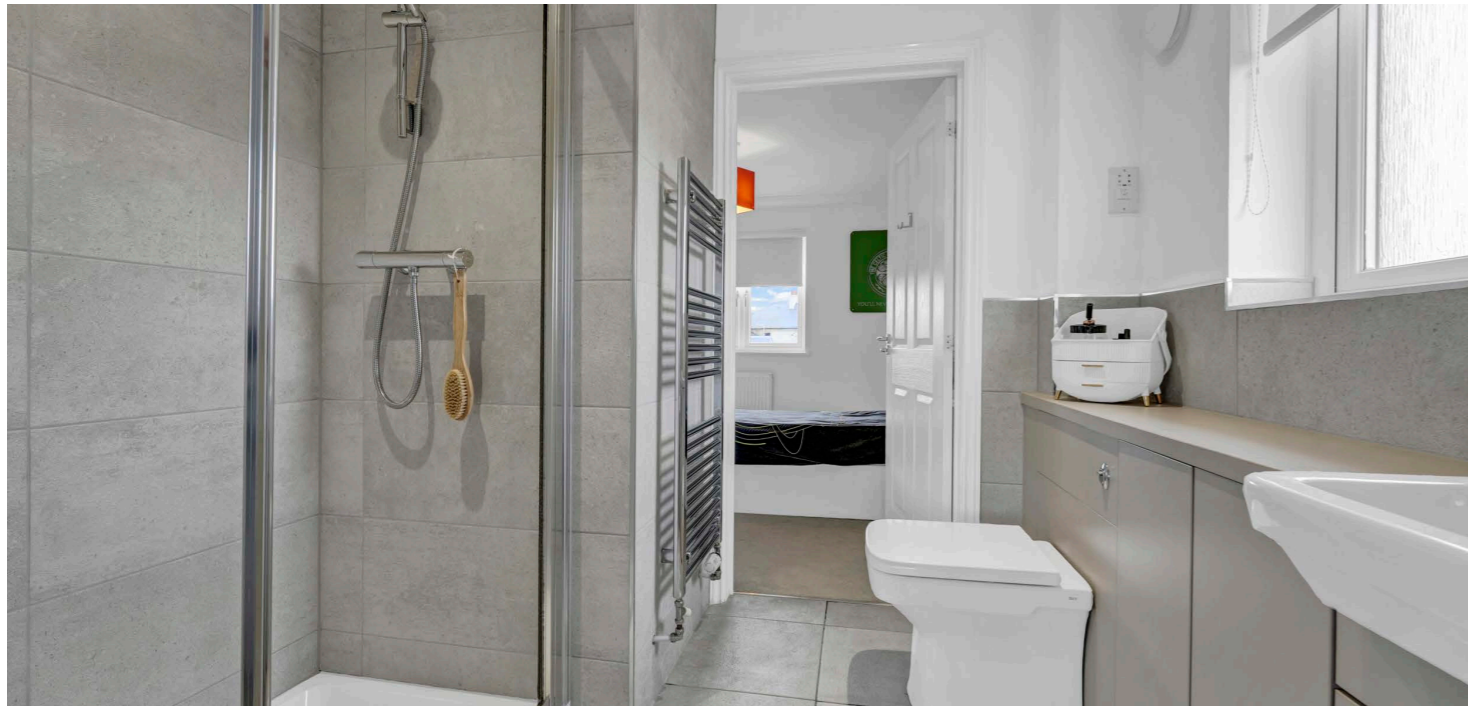
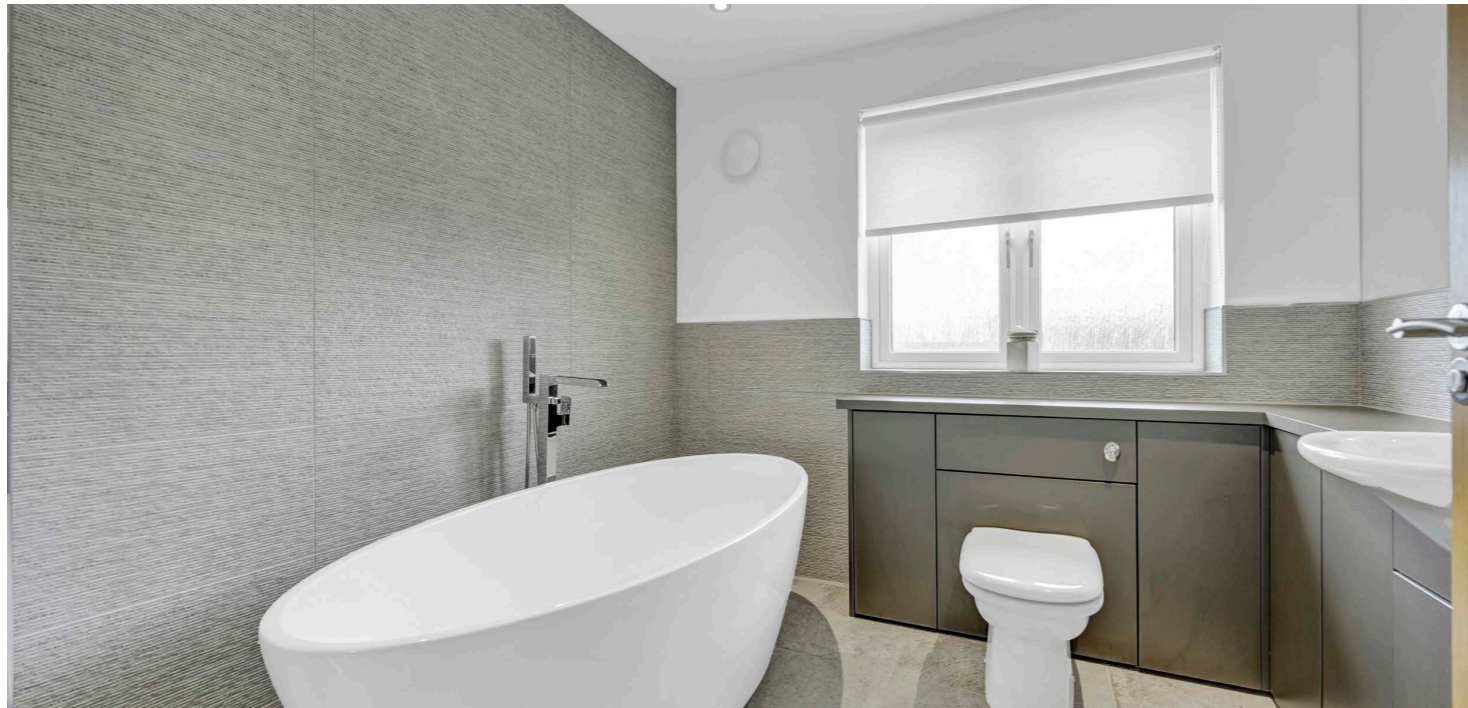












Darley Crescent is a relatively traffic free residential address off Bentinck Drive and within close proximity to Royal Troon Golf Club (host to the Open Championship in July), the railway station linking to Glasgow and the seafront. Troon town centre is less than one mile distant and provides a comprehensive range of amenities including boutique shops, cafes, restaurants, supermarket and public swimming baths.

**TR1825** | Sat Nav: 4 Darley Crescent, Troon, KA10 6JH  
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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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