



22 EWENFIELD ROAD

AYR



C O R U M

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THE PROPERTY

4 | BEDROOMS 3 | BATHROOMS
4 | PUBLIC ROOMS

A traditional detached bungalow providing commodious and flexible accommodation of around 3000 sq ft with extensive gardens and a high level of privacy within a first-class residential address.

Number 22 is a traditional detached bungalow which enjoys a lovely private position set within extensive gardens in one of Ayr's very best residential addresses. Presented in excellent decorative order the property will suit a variety of potential purchasers including families and indeed those clients seeking all on the level living without compromising on space. In addition, there is scope to use part of the property as a granny/teenage annexe with own door entry.

Features and benefits include a recently fitted kitchen with integrated appliances, quality sanitary ware, predominant double glazing, generous storage, gas central heating with a 'Worcester' boiler, neutral decoration and quality floor coverings.

In summary the accommodation extends to an entrance vestibule, reception hallway, lounge with sliding doors to a covered patio, sitting room, dining room, family room, dining kitchen, utility room, 4 bedrooms (master with en-suite shower room), bathroom and shower room.

Externally the enclosed gardens are predominantly to the rear and right-hand side of the property. To the left there is extensive driveway parking. The gardens comprise of well stocked borders with seasonal plants and shrubs, mature trees, flowing lawns, patio areas including a charming courtyard area at the rear and two garden sheds.

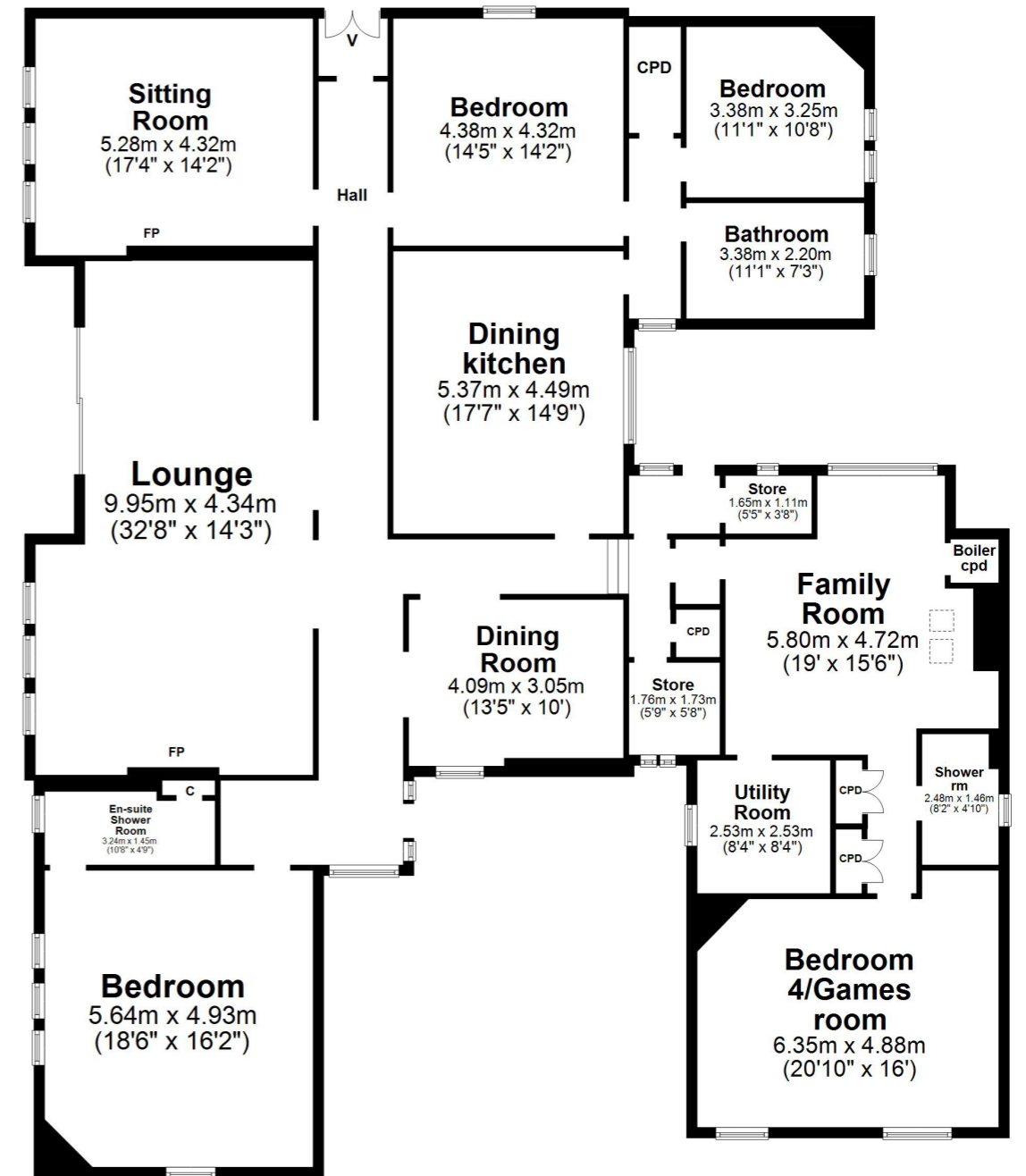












Local Area

Ewenfield Road is a much admired residential address linking Monument Road and Maybole Road. The location is perfectly placed for a wide range of amenities including Belleisle and Rozelle Parks, primary and secondary schooling and local shops. Ayr town centre is less than one mile distant and provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links to Glasgow.

Directions

From Ayr proceed south on Carrick Road which becomes Monument Road. Proceed along and turn sixth left onto Ewenfield Road. Number 22 is on the right-hand side.

AY3797 | Sat Nav: 22 Ewenfield Road, Ayr, KA7 2QD

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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