



9 ACADEMY QUADRANT

MAYBOLE



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9 ACADEMY QUADRANT, MAYBOLE

3 | BEDROOMS 1 | BATHROOM 1 | PUBLIC ROOM

A beautifully presented semi detached family villa set on a preferred plot at the end of a quiet cul-de-sac, with flexible generous accommodation and landscaped gardens.

9 Academy Quadrant is a fantastic example of a spacious semi detached family villa, with landscaped gardens and partial elevated views out across Maybole and over to open countryside, and within walking distance of local schooling. The property has been fully renovated by the current owners to create a luxury bathroom and kitchen and tastefully decorated living spaces with neutral decor. There is ample storage, gas central heating, double glazing, attic space and quality flooring throughout. This superb home will appeal to a range of potential buyers and viewing is absolutely essential.

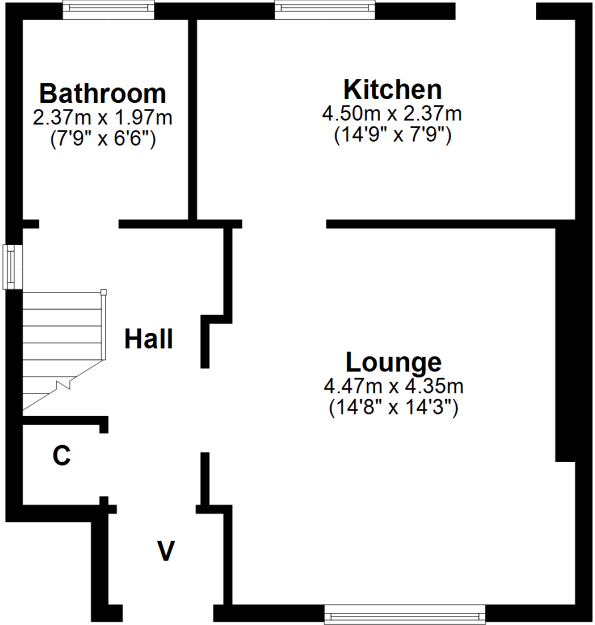
In more detail, the internal accommodation extends to an entrance vestibule open to the hallway with stairs leading to the upper floor and under stairs storage, a spacious lounge with a door leading through to the modern fitted kitchen, with a door to the rear garden, and a downstairs luxury bathroom suite with a shower over the bath. On the upper floor there is loft access, a storage cupboard off the landing and three double bedrooms.

Externally there are gardens to the front laid with lawn and gated access at the side round to a fully enclosed rear garden, which is hard landscaped with decorative aggregate and paved patio areas. There is also a garage at the end of the street allowing off road parking.

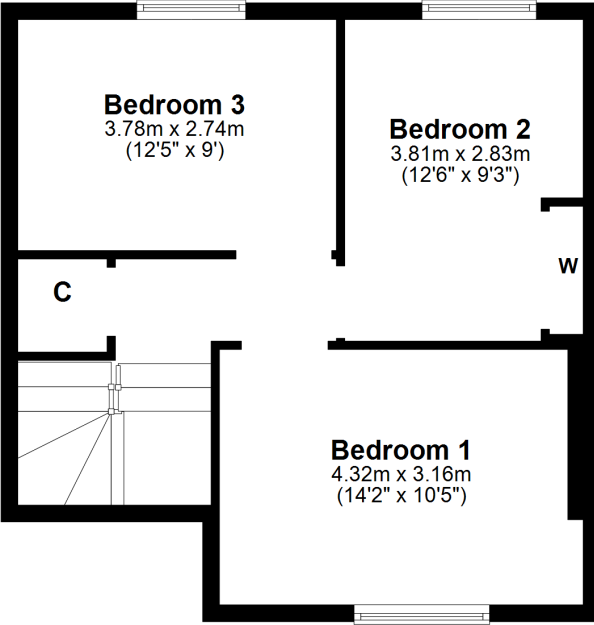




Ground Floor



First Floor



Local Area

Maybole is a popular town, with a range of local amenities, located just 7 miles from the market town of Ayr, which offers a comprehensive range of amenities including excellent schooling, retail shopping and leisure facilities. The A77 links via the M77 to Glasgow and Academy Quadrant is within walking distance of Maybole train station, which also links to Ayr, Glasgow and beyond. South Ayrshire is home to some of the world's finest golf courses and resorts, including the nearby Trump Turnberry and Royal Troon, both hosts of the Open Championship. Prestwick International Airport is only 16 miles away, with flights to many destinations throughout Europe.

AY3870 | Sat Nav: 9 Academy Quadrant, Maybole, KA19 8AT

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



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Corum Ayr
14 Beresford Terrace, Ayr KA7 2EG

Tel: 01292 880 888
Fax: 01292 613 588
Email: ayr@corumproperty.co.uk
www.corumproperty.co.uk

