



10 SPRINGVALE ROAD

AYR



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THE PROPERTY

4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

An exceptional traditional semi-detached villa providing deceptively spacious accommodation over two levels within a highly sought after address just off Midton Road.

Number 10 is a traditional semi-detached villa well suited to both the family market and those clients seeking predominantly on the level living without compromising on space. The property which has been extended to the rear with a fabulous lounge room perfect for entertaining, represents a rare opportunity to purchase a spacious home perfectly positioned in one of Ayr's most sought after residential areas.

Features and benefits include a fitted kitchen (Rayburn cooker and gas Aga and larder cupboard), modern three-piece bathroom, double glazing, neutral decoration, quality floor coverings and gas central heating with a 'Worcester' boiler.

In summary the accommodation extends to, on the ground floor, a vestibule, welcoming reception hallway with two-piece wc off, front facing sitting room, 22' open plan dining kitchen, spacious rear facing lounge with both sliding doors and double doors to the rear garden, two double bedrooms and useful utility room. Upstairs there are two further double bedrooms, box room and three-piece bathroom at the half landing.

Externally the property enjoys generous gardens with a chipped border to the front and driveway to the side providing off street parking for several vehicles. The rear garden is laid to lawn with shrubbery borders and extensive decked patio.



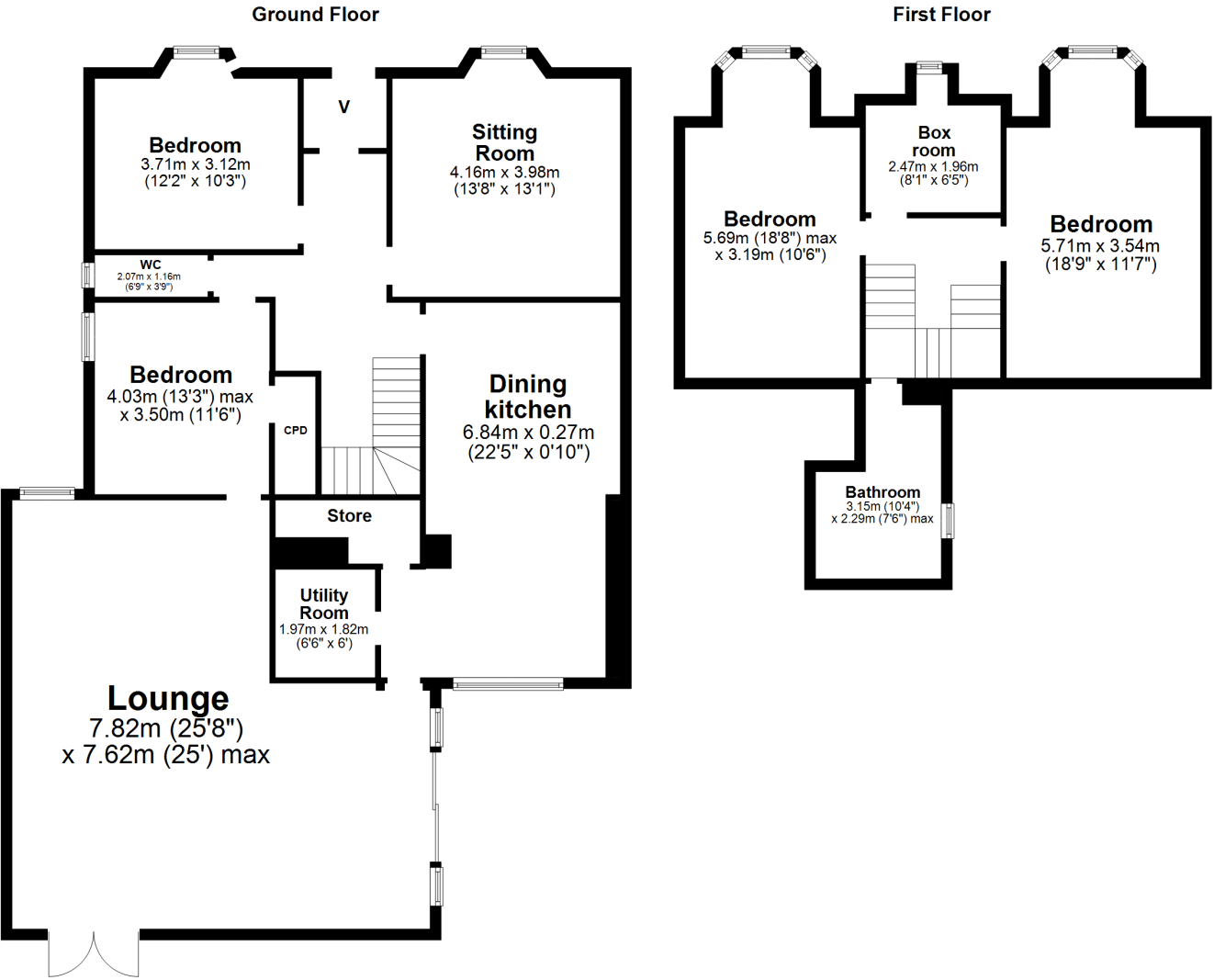






10
LITTLE BOWER
COTTAGE





Local Area

Springvale Road is an extremely quiet residential address off Midton Road and therefore within close proximity to Ayr town centre which provides a comprehensive range of amenities including supermarket and retail shopping and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

Directions

From the Corum office in Beresford Terrace proceed along veering right at the The Grammar School onto Midton Road then turn second right onto Springvale Road. Number 10 is on the right-hand side.

AY3871 | Sat Nav: 10 Springvale Road, Ayr, KA7 2SH

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



WE'RE **SOLD** ON YOUR FUTURE

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