29 WHITLETTS ROAD

AYR

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29 WHITLETTS ROAD, AYR

3 | BEDROOMS   **1** | BATHROOM   **2** | PUBLIC ROOMS

A deceptively spacious traditional semi detached village with private enclosed rear garden and garage located just a short distance from Ayr town centre.

This is a substantial property that is presented to the market in excellent condition. The front elevation belies the extent of the accommodation to be found therein and the generous room sizes and ceiling heights really accentuate the feeling of space.
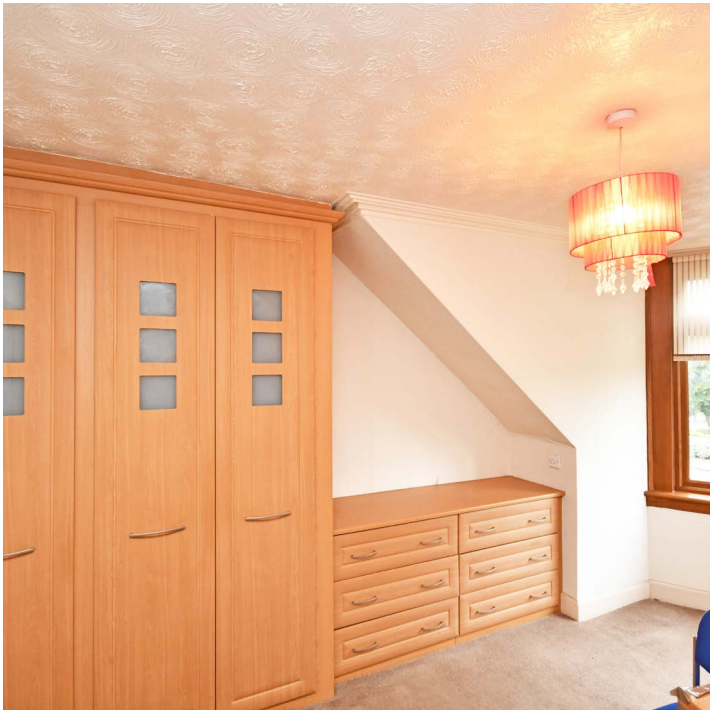The property has a modern specification and an interior decor finished in calm neutral tones. The focal point of the house is a superb open plan kitchen/ dining area with patio doors to the rear garden.

The accommodation comprises entrance vestibule, reception hall, formal bay lounge, separate tv room/ bedroom four, open plan modern fitted kitchen with breakfast area and patio doors.

Upstairs there is an upper landing with storage cupboard. There are three further double bedrooms and stylish modern bathroom. The property is double glazed and has gas fired central heating system.

Outside the landscaped gardens are without doubt a key feature of the house. The rear garden is enclosed with a medium size lawn, monobloc patio and decorative borders. There is an older style double garage with access to lane. There is a decorative garden to the front.

Ground Floor

Lounge
5.13m x 4.52m
(16'10" x 14'10")

V

TV/Bedroom 4
3.56m x 3.58m
(11'8" x 11'9")

C

WC

C

Kitchen
7.54m x 3.56m
(24'9" x 11'8")

Breakfast Room

First Floor

Bedroom 1
4.71m x 3.60m
(15'5" x 11'10")

Bathroom
2.50m x 2.23m
(8'2" x 7'4")

C

Bedroom 2
3.76m x 3.61m
(12'4" x 11'10")

C

Bedroom 3
4.14m x 3.59m
(13'7" x 11'9")

Local Area

Whitletts Road is a popular residential area located a short distance from Ayr town centre and sea front. The property is perfectly positioned to take advantage of a wide range of amenities. Ayr itself has a comprehensive range of supermarket and retail shopping, transport and recreational facilities.

AY3880 | Sat Nav: 29 Whitletts Road, Ayr, KA8 0JA

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

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