



GREENAN ROAD

DOONFOOT



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THE PROPERTY

3 | BEDROOMS 1 | BATHROOM
3 | PUBLIC ROOMS

A well presented modern detached villa with fantastic views across to Arran and positioned within close proximity to Doonfoot Primary School.

Number 35 is a modern detached villa built by Messrs MacTaggart & Mickel which enjoys wonderful views across the Firth of Clyde to Arran and round to Greenan Castle. Potential purchasers should note there is existing planning permission to extend the property with further details available on request.

This rarely available property is presented in excellent condition with a stylish layout with features and benefits including a fitted kitchen, excellent storage space, fitted wardrobes in all three bedrooms, luxury three-piece shower room, fresh carpeting, neutral decoration, gas central heating with a 'Vaillant' boiler housed in the garage and double glazing. The loft space provides further storage and is accessed via a hatch in the upper landing.

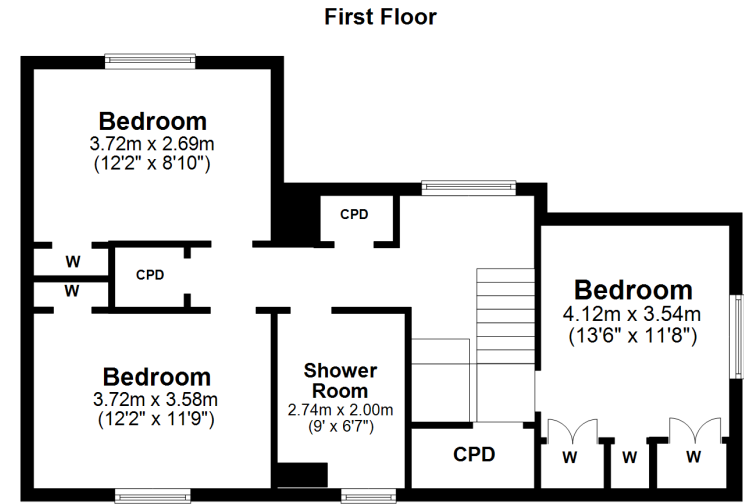
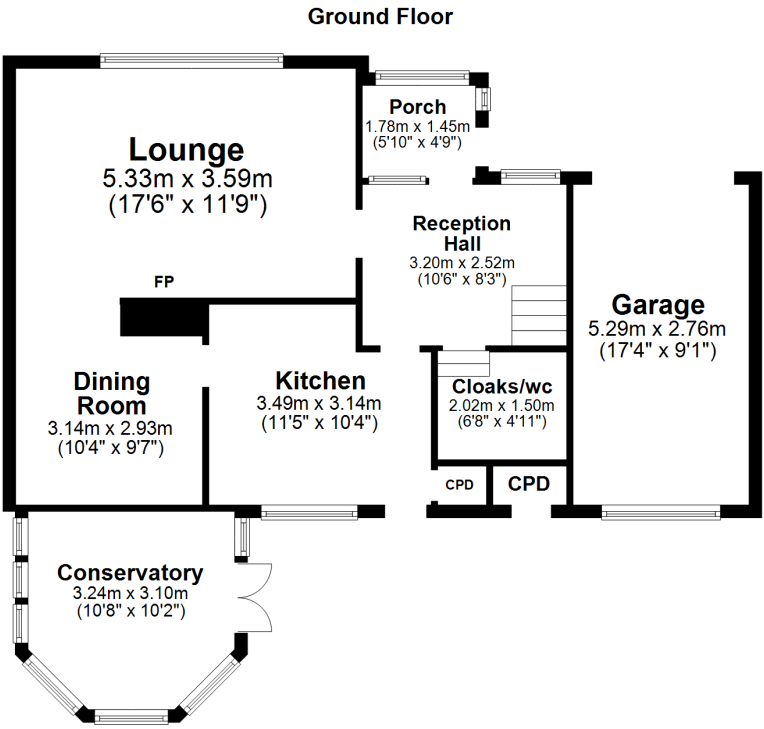
In summary the accommodation extends to, on the ground floor, a porch, broad and welcoming reception hallway with cloaks/wc off, front facing lounge with feature fireplace and semi open to the dining room, fitted kitchen and conservatory overlooking the rear garden. Upstairs there are three double bedrooms and a three-piece shower room.

Externally the front garden is laid to lawn with shrubbery border and block paved driveway to the side culminating in the attached garage. The fully enclosed and private rear garden is predominantly laid to lawn with mature trees and large patio area.









Local Area

Greenan Road is situated in a lovely residential area overlooking Greenan shorefront which provides wonderful walks with views across the Firth of Clyde to Arran. There are a range of local amenities close by including the highly regarded Doonfoot Primary School whilst Ayr town centre lies approximately 3 miles distant and provides a more comprehensive range of amenities.

Directions

From the Corum office in Beresford Terrace proceed south and at Ayr Grammer School veer right onto Midton Road. At the T-junction turn right onto Racecourse View and at the lights veer left onto Doonfoot Road which becomes Dunure Road. At the roundabout take the third exit onto Abbots Way and continue through the roundabout turning left onto Greenan Road.

AY3801 | Sat Nav: 35 Greenan Road, Doonfoot, KA7 4JT

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



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