



1A BELLEVALE QUADRANT

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1A BELLEVALE QUADRANT, AYR

3 | BEDROOMS 3 | BATHROOMS 3 | PUBLIC ROOMS

An utterly charming three bedroom modern detached bungalow in private gardens located a short distance from Ayr town centre.

This is a quite outstanding home and one that occupies a quiet position at the fringe of Ayr town centre within walking distance of the sea front and access to a wide range of transport and recreational facilities.

The property is presented to the market in excellent condition and would suit a variety of potential purchasers especially those clients downsizing from a larger home given the facility of downstairs master bedroom and bathroom facilities.

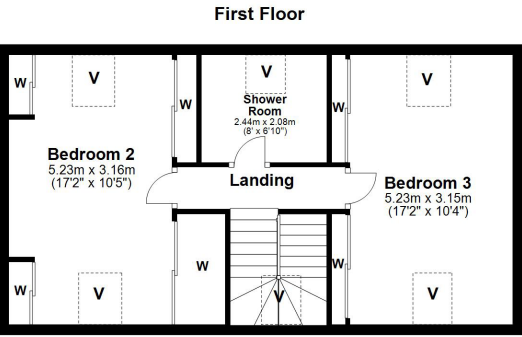
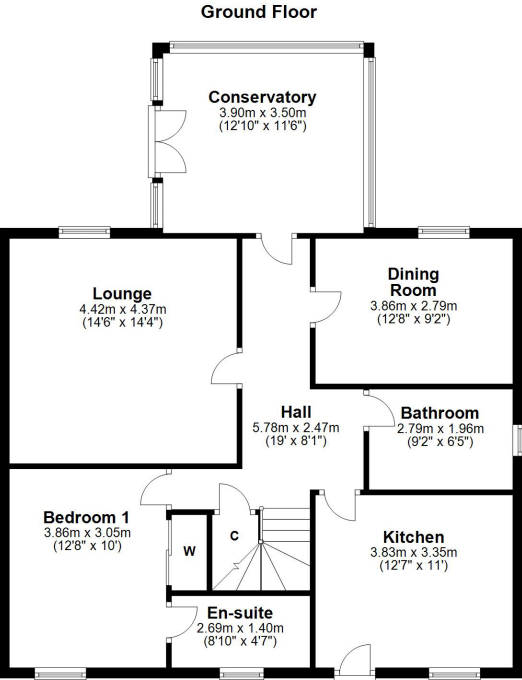
It is a sizeable home and the front elevation belies the extent of the accommodation to be found inside. The subjects retain a flexible layout that can be configured as three or four bedrooms as required. The overall specification is of excellent quality and the interior is finished in calm neutral tones throughout.

In detail the accommodation comprises reception hall with storage cupboard, formal lounge with feature fireplace, separate dining room/fourth bedroom, large conservatory, stylish breakfasting kitchen, principle bedroom with en suite shower room and a modern bathroom.

Upstairs there are two further double bedrooms and a modern shower room. All the bedrooms have fitted wardrobes.

Outside the subjects have an enclosed professionally landscaped gardens which offer a high degree of privacy. There is a sheltered rear garden with patio, drying area and mature shrubbery borders. There is a monobloc paved area to the front which provides private off road parking for two vehicles and access to a single garage.





Local Area

Bellevale Quadrant is a first class residential area located within walking distance of town centre. The town offers a comprehensive range of amenities including a wide range of retail shopping, main line rail station with regular services to Glasgow and a wide range of bars and restaurants.

AY3892 | Sat Nav: 1 Bellevale Quadrant, Ayr, KA7 2RR

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



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