



**14 EWENFIELD PLACE**

AYR



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## 14 EWENFIELD PLACE

**5 | BEDROOMS   3 | BATHROOMS   2 | PUBLIC ROOMS**

**A superb five bedroom modern detached villa located within an exclusive development of luxurious executive homes situated less than a mile from Ayr town centre.**

This is an excellent opportunity to acquire a substantial family home that retains a modern specification throughout and stylish interior finished in calm neutral tones.

The accommodation is formed across three levels with enough space for even the most boisterous of families with accommodation that extends to over 2300 sq ft.

The ground floor comprises entrance vestibule, reception hall, cloaks/WC, formal lounge, family/tv room, dining kitchen, utility.

Upstairs a galleried first floor landing provides access to three double bedrooms (principle en suite) and a large family bathroom.

The second floor has a useful study area, two further double bedrooms (dressing area) and a second family bathroom complete with bath and separate shower.

Outside the gardens offer a pleasant mix of soft and hard landscaped areas. There is an enclosed rear garden with medium size lawn and patio for outdoor entertaining. There is a private driveway with private parking for several vehicles and access to a double garage with remote control doors.

















### Local Area

Ewenfield Place is a highly regarded residential location situated a short distance from Belleisle Golf Course. Ayr town centre is approximately two miles distant and has a comprehensive range of supermarket and retail shopping, transport and recreational facilities.

**AY3905** | Sat Nav: 14 Ewenfield Place, Ayr, KA7 2QU

\* 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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