



# 11A RACECOURSE ROAD

AYR



C O R U M

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

**A wonderful traditional upper conversion with extensive and flexible accommodation, gardens, garage and parking close to both Ayr town centre and the seafront.**

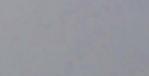
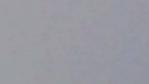
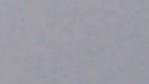
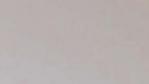
Number 11A represents a rare opportunity to acquire a wonderful home with a flexible layout and well proportioned apartments in keeping with a bygone era. The property has been comprehensively upgraded, modernised and reconfigured by the current owners and also benefits from an extensive loft space. The loft space is currently accessed via a pull down ladder in the utility/cloaks/wc.

Internally there are a number of retained original features including cornice work and period doors and skirtings. Modern finishes include a contemporary 'Alno' kitchen with integrated appliances, luxury bathroom, gas central heating with a 'Vaillant' boiler, double glazing and alarm system.

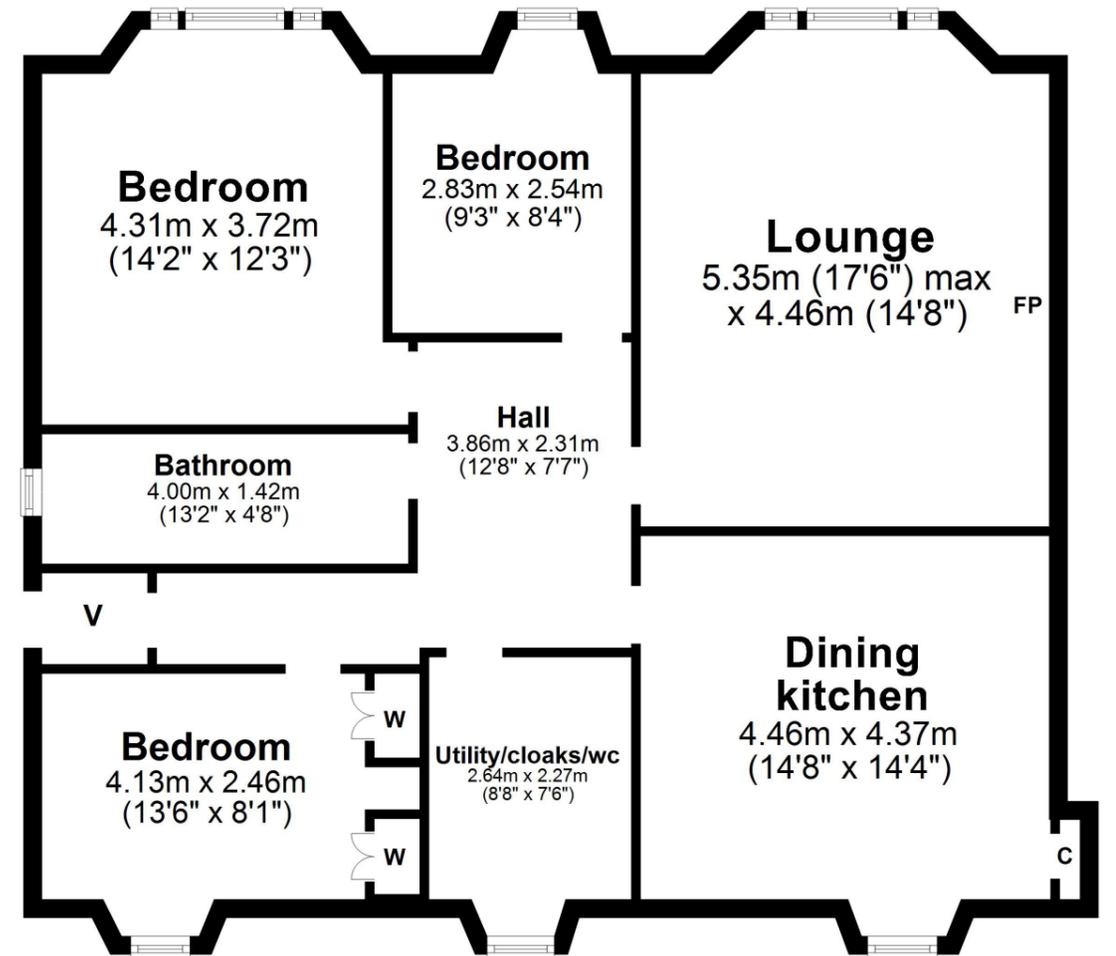
In summary the accommodation extends to an entrance vestibule, broad and welcoming reception hallway, front facing lounge room with feature fireplace, dining kitchen, useful utility/cloaks/wc, three bedrooms and a three piece bathroom.

Externally the property is entered via the right hand gate posts with area for private parking. The gardens are a credit to the current owners with areas of lawn, shrubby borders, mature trees and specimen plants, patio area, summerhouse and brick built store which houses the boiler. To the rear there is a private garage (17'6 x 8'4) and further off street parking on the rear lane.









#### Local Area

Racecourse Road is home to some of the finest period properties in Ayrshire and perfectly placed close to the seafront and town centre. There is excellent local schooling's both primary and secondary level including Wellington School which is within walking distance. Ayr town centre provides a comprehensive range of amenities including supermarket and retail shopping while there are first class road and rail links to Glasgow.

#### Directions

From the Corum office in Beresford Terrace turn left at the traffic lights onto Miller Road, proceed to the traffic lights and turn left onto Racecourse Road. Number 11 is along on the left hand side. Entry to number 11A is on the right hand side of the property.

AY3907 | Sat Nav: 11 Racecourse Road, Ayr, KA7 2DQ

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



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