



11 EWENFIELD PARK

AYR



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THE PROPERTY

3 | BEDROOMS 2 | BATHROOMS
2 | PUBLIC ROOMS

A beautifully presented traditional detached bungalow providing flexible all on the level living, three loft rooms and manicured gardens within a highly regarded residential locale.

Number 11 is a traditional detached bungalow which has been comprehensively upgraded, modernised and reconfigured by the current owners resulting in stunning home in true walk-in condition which is suited to a variety of potential purchasers including families and those clients looking for all on the level accommodation within a quiet and highly sought after residential area.

Features and benefits include a bespoke fitted kitchen (centre island and integrated appliances), recently fitted en-suite bathroom and separate shower room, quality floor coverings, oak doors, double glazing, new shutters, solar panels, gas central heating with a 'Worcester' boiler and neutral decoration.

In summary the accommodation extends to a vestibule, broad reception hallway with cloaks cupboard off, lounge/garden room with Limestone fireplace and door to the garden, dining/sitting room, fitted kitchen, three double bedrooms (master with luxury en-suite bathroom) and three piece shower room. The loft space is accessed via a pull down ladder in the hall and currently consists of three floored and lined loft rooms.

Externally the property is centrally positioned within manicured gardens which are a credit to the current owners. To the front there is a central lawn with surrounding shrubbery borders. There is a monoblocked driveway to the side culminating in the detached double garage (automatic up and over door).

To the other side and rear there are areas of lawn, block paved pathways, well stocked shrubbery borders and decorative patio areas. Adjacent to the kitchen door is the boiler cupboard (4'10 x 3'). Included in the sale will be the summerhouse and greenhouse.

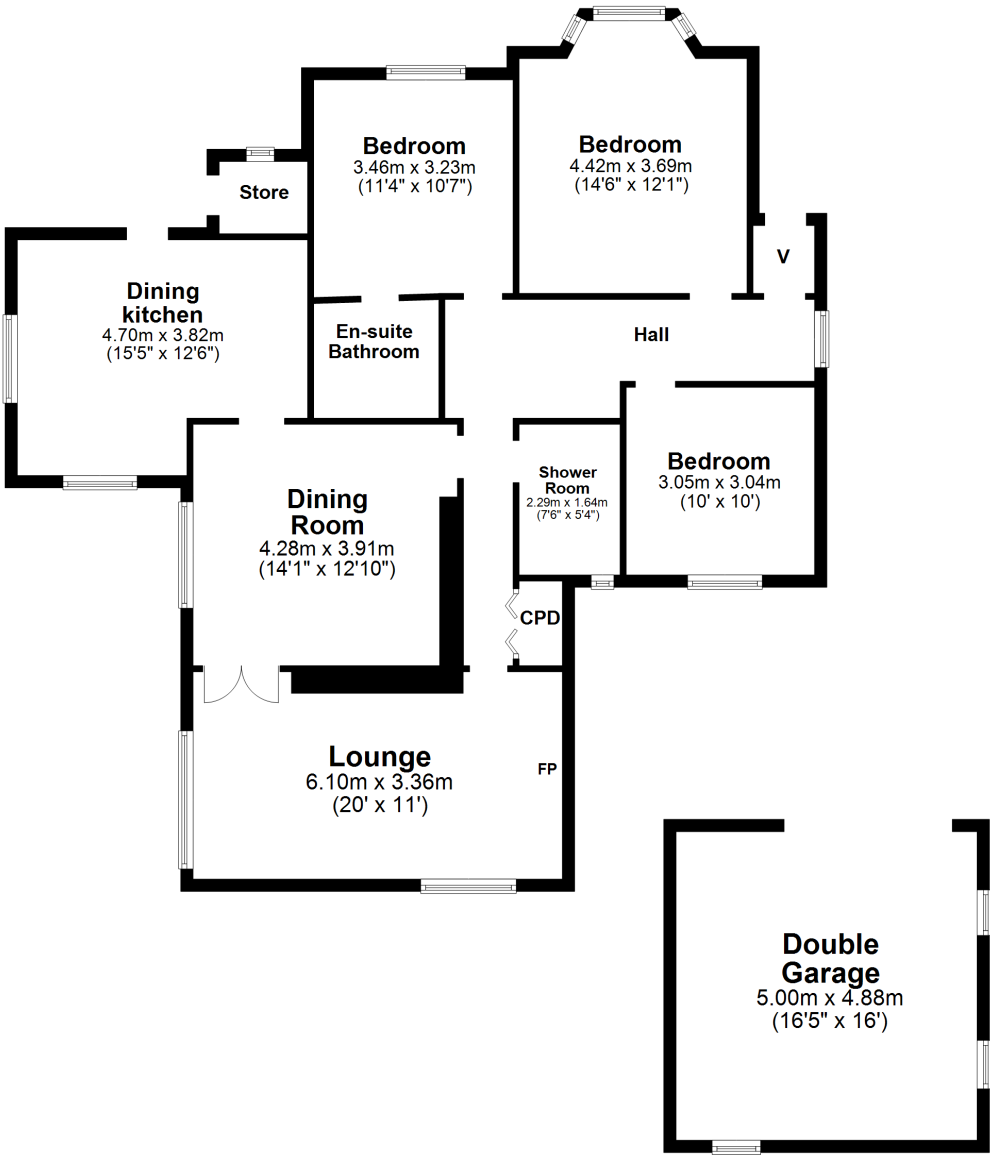












Local Area

The property is centrally positioned within beautifully tended and well stocked gardens within one of Ayr’s very best residential locations close to Belleisle and Rozelle parks and the Old Racecourse. Ayr Town Centre is around 1 mile distant and provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

Directions

From the Corum office in Ayr proceed round the one way system and proceed along Beresford Terrace which becomes Carrick Road. Continue onto Monument Road and turn fifth left onto Ewenfield Avenue then first right onto Ewenfield Park. Number 11 is along on the left hand side.

AY3881 | Sat Nav: 11 Ewenfield Park, Ayr, KA7 2QG

* 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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