



AYR

11 AUCHENBEG CRESCENT



c o r u m

www.corumproperty.co.uk



11 AUCHENBEG CRESCENT, AYR

3 | BEDROOMS 1 | BATHROOM 3 | PUBLIC ROOMS

A charming 'Govan' built detached chalet villa offering spacious, flexible accommodation extending to 6 principal apartments and set in generous gardens within a residential cul-de-sac.

Number 11 is a traditionally built detached chalet villa suited to a variety of purchasers including both families and those clients looking for on the level accommodation without compromising on space.

Features and benefits include a fitted kitchen, modern three piece shower room, gas central heating with a 'Potterton' boiler, neutral decoration, generous cupboard/wardrobe space and double glazing.

In summary the accommodation extends to, on the ground floor, a broad reception hallway, front facing lounge room with feature fireplace, fitted kitchen open to the dining room, garden room, double bedroom and at the half landing is a three piece shower room. Upstairs there are two further double bedrooms.

Externally the property is set in good sized gardens which are a credit to the current owner. The gardens are laid out for low maintenance with well stocked shrubbery borders, mature plants and trees and seating areas. To the side there is driveway parking culminating in the detached garage (16' x 8'3) with power, lighting and courtesy door to the side. N.b the garage is currently utilised as a store as the existing door will not open enough to allow a car.

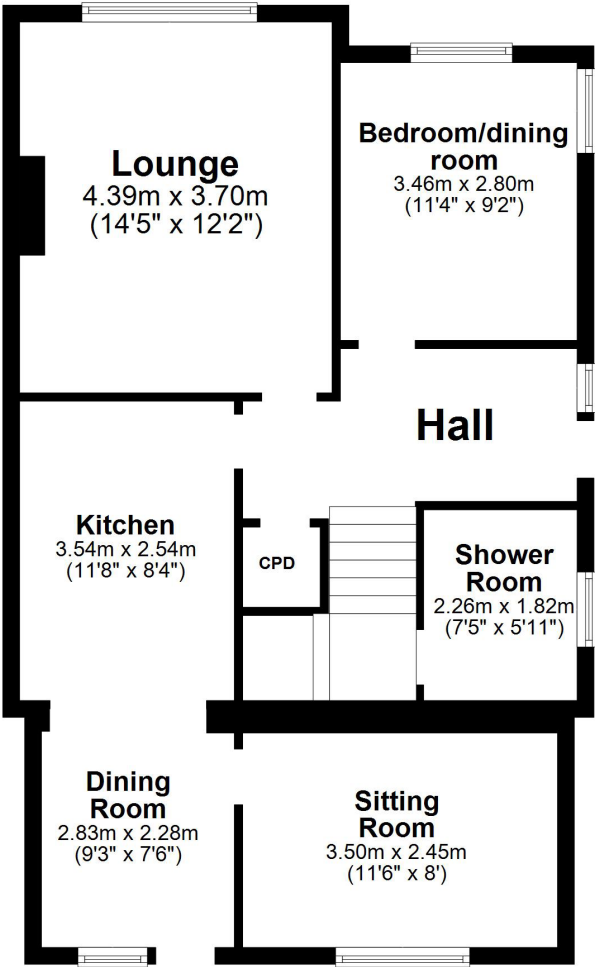




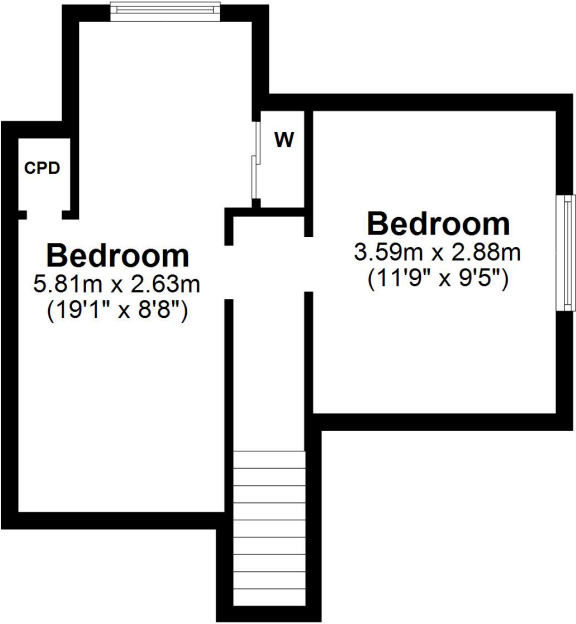




Ground Floor



First Floor



Local Area

Auchenbeg Crescent is a desirable residential address within close proximity to a range of local amenities including various shops, schooling and the bypass linking to Kilmarnock, Glasgow and surrounding districts. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY3924 | Sat Nav: 11 Auchenbeg Crescent, Ayr, KA7 4TF

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



WE'RE **SOLD** ON YOUR FUTURE

Corum Ayr
14 Beresford Terrace, Ayr KA7 2EG

Tel: 01292 880 888

Fax: 01292 613 588

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk

