



11 BELMONT AVENUE

AYR



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11 BELMONT AVENUE, AYR

3 | BEDROOMS 1 | BATHROOM 2 | PUBLIC ROOMS

An utterly charming Dutch style traditional detached villa situated on the corner of Belmont Avenue and Belmont Place East set in private and enclosed landscaped gardens.

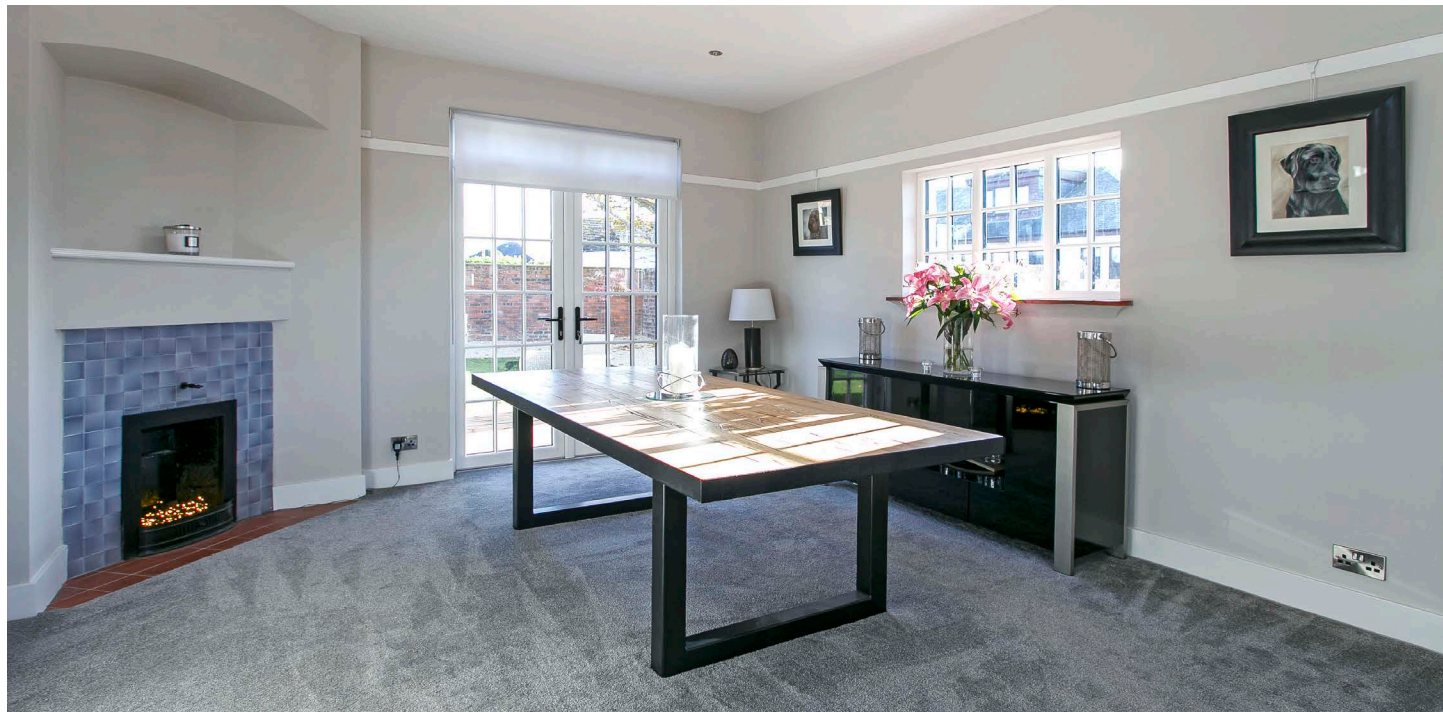
This highly individual home is presented to the market in showhome condition and is perfectly positioned for access to Ayr town centre. It presents an impressive facade of white harled exterior under a pitched tiled roof and sits within private, professionally landscaped gardens.

The entire property has undergone a comprehensive and detailed modernisation programme. The present owners have retained many of the design elements of the original house but subtly combined those classic traditional features with stylish floor coverings and modern specification.

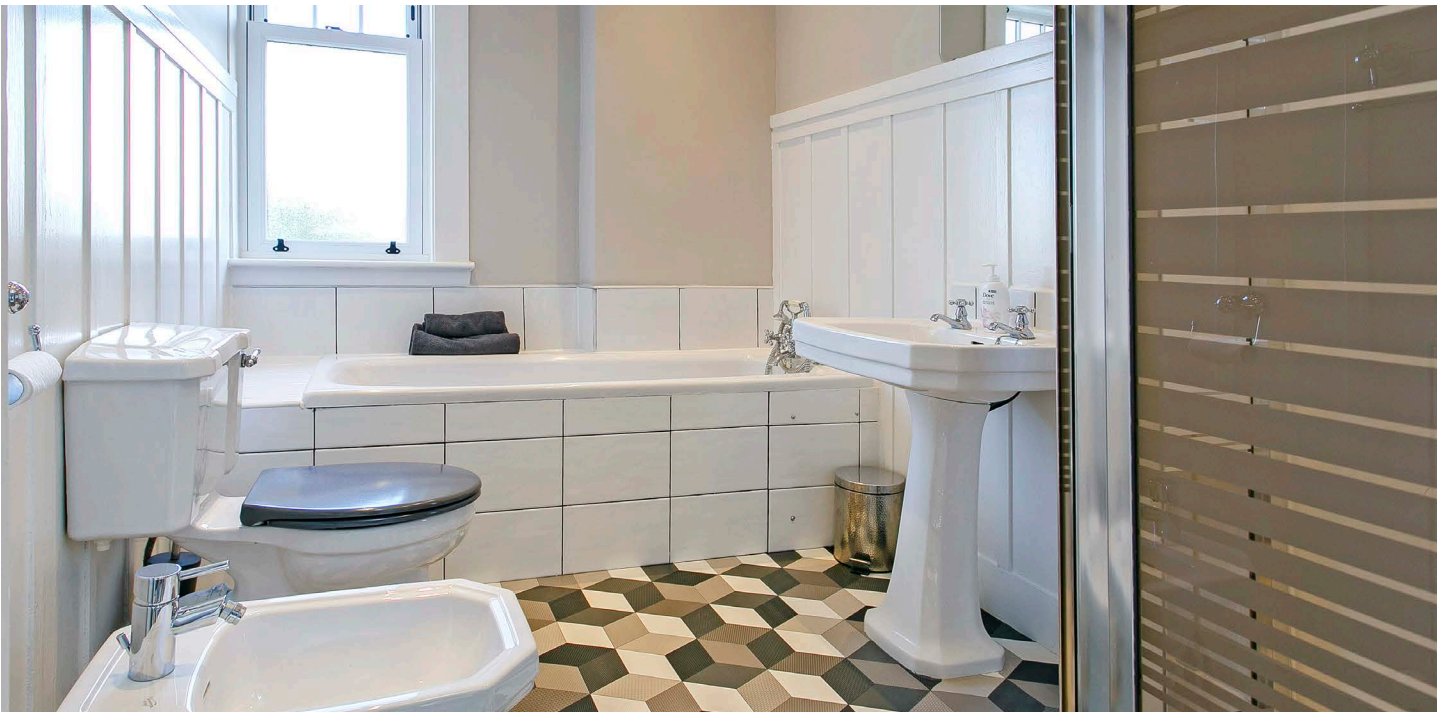
The interior is finished in calm neutral tones and some salient features include low voltage lighting, new central heating, high quality sanitary ware with co-ordinated tiling and a fabulous bespoke designer kitchen with centre island unit.

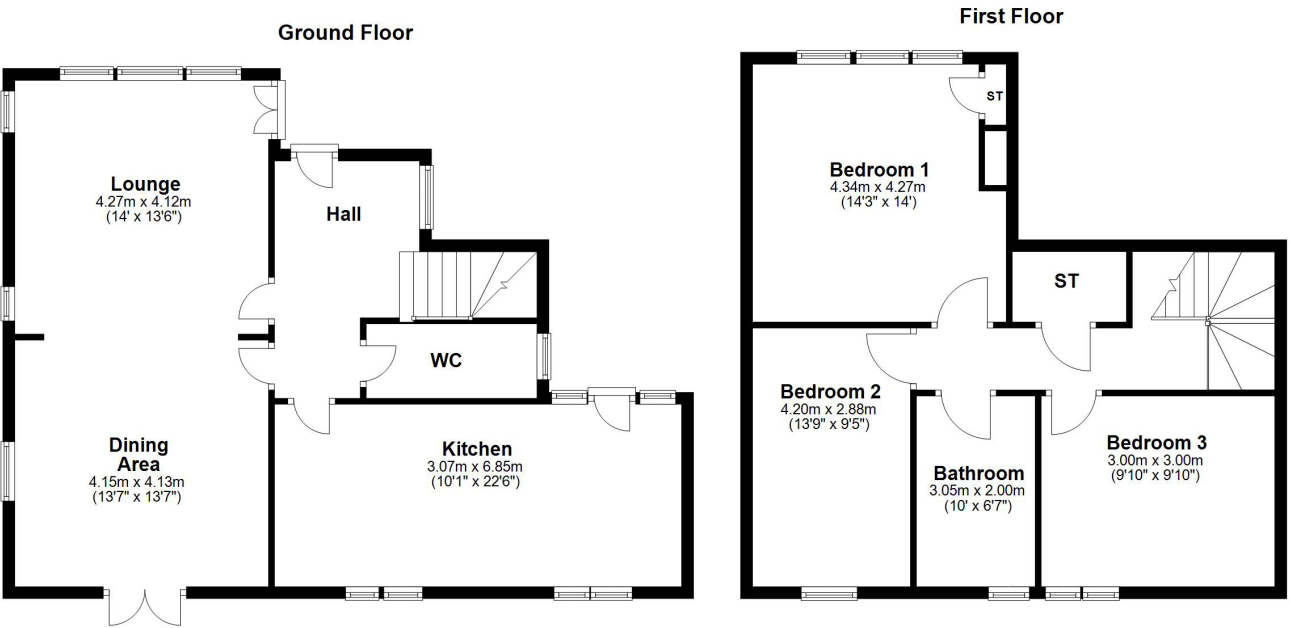
In terms of accommodation the ground floor comprises - broad reception hall with under stairs cupboard, cloaks/WC, lovely formal lounge with feature fireplace, open plan to a formal dining room with patio doors to rear garden, stunning new modern fitted kitchen, upstairs there is an upper landing with storage cupboard, three bedrooms and modern family bathroom, double glazing, gas fired central heating.

Outside there are extensive private gardens with a pleasant mix of soft and hard landscaped areas. The rear garden is enclosed and sheltered with medium size lawn, patio and chipped areas. There is a large parking area to the front and driveway that provides hard standing for multiple vehicles.









Local Area

Belmont Avenue is a first class residential location that lies within walking distance of Ayr town centre and access to a wide range of amenities. Ayr itself offers a comprehensive range of supermarket and retail shopping, many cafes and bars, transport and recreational facilities. There is main line rail service to Glasgow and easy access to the A77 by pass from Castlehill Road and Holmston Road.

AY3926 | Sat Nav: 11 Belmont Avenue, Ayr, KA7 2JN

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



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