



**13 HOLMSTON DRIVE**

AYR



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## 13 HOLMSTON DRIVE, AYR

3 | BEDROOMS   3 | BATHROOMS   3 | PUBLIC ROOMS

**A charming extended 'Ecrepont' bungalow presented in good order throughout and enjoying a lovely corner position with gardens, driveway and detached garage.**

Number 13 is an immediately appealing detached bungalow perfectly suited to those clients looking for all on the level accommodation within close proximity to local amenities and excellent transport links. The property has been extended to the side with an extra room currently used as a dining room but with a variety of potential uses.

Features and benefits include a modern fitted kitchen with integrated appliances, quality three piece shower room, two en-suites, gas central heating, double glazing (apart from one small decorative window in the lounge) and neutral decoration.

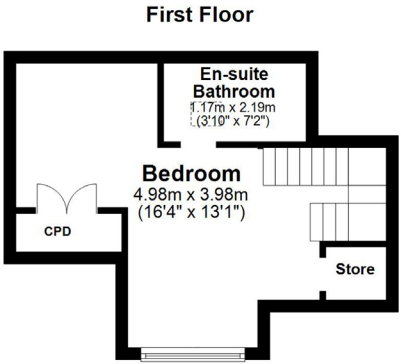
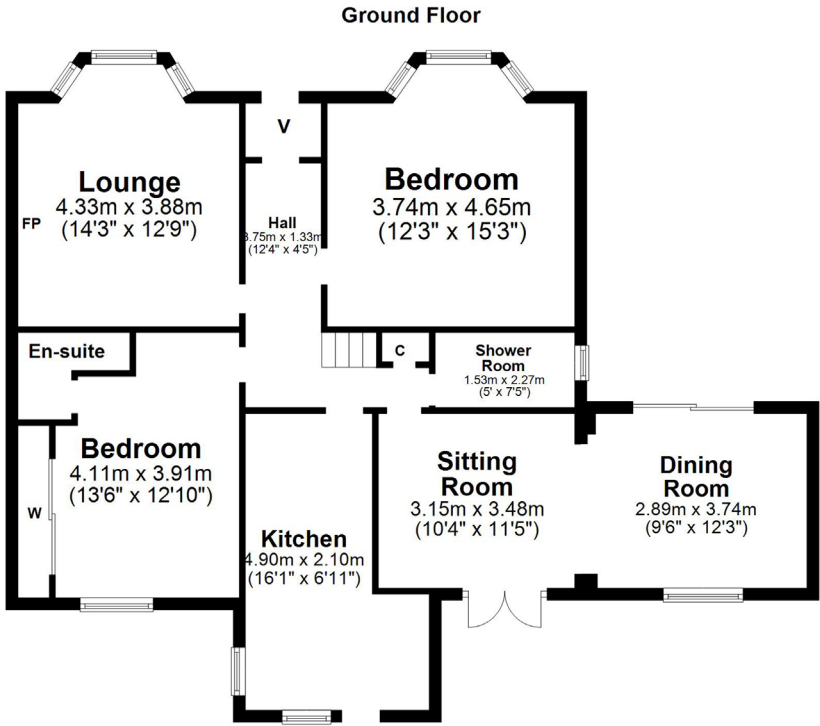
In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, bay windowed lounge, fitted kitchen, sitting room semi open plan to the dining room (double doors onto an enclosed deck), two double bedrooms (one with en-suite shower room) and three piece shower room. Upstairs there is a further double bedroom with en-suite bathroom off.

Externally the property is positioned on a generous corner site with low maintenance landscaped gardens which include chipped borders, well stocked shrubbery borders, patio areas and a generous driveway to the side culminating in the detached garage.









### Local Area

Holmston Drive is a sought after residential address consisting of 'Ecrepont' built bungalows located within close proximity to a wide range of amenities including both primary and secondary schooling, shops and the A77/M77 linking to Glasgow and surrounding areas. The town centre is around 1.5 miles distant and provides a more comprehensive range of amenities including excellent supermarket and retail shopping, transport and recreational facilities.

**AY3930** | Sat Nav: 13 Holmston Drive, Ayr, KA7 3JP

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





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