



3 BELLEVALE AVENUE

AYR



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3 BELLEVALE AVENUE, AYR

4 | BEDROOMS 2 | BATHROOMS 3 | PUBLIC ROOMS

An absolutely stunning four bedroom detached bungalow perfectly situated for access to Ayr town centre, the Old Racecourse playing fields and Ayr Sea front.

This is an outstanding property sitting within a large plot, which has undergone a comprehensive and detailed refurbishment programme that combines a stylish contemporary interior with a high-quality specification. As our photographs show this is one property that can be describes as in true walk-in condition.

The subjects extend to well over 2000 sq ft across two levels that can be utilised as the existing four bedroom layout or reconfigured to five bedrooms as required. This outstanding homes extremely flexible layout would suit professional couples as well as the family market and given the facility of the ground level accommodation, would equally suit those clients downsizing from a large home.

In detail the ground floor comprises entrance vestibule, broad reception hall with storage cupboard, formal lounge with feature fireplace and living flame gas fire, family/ sitting room, separate dining room with remote control living gas fire, semi open plan to an incredible designer kitchen with island unit, separate laundry room with WC, high-end contemporary downstairs shower room and two double bedrooms.

Upstairs there is a large upper hall with access to eaves storage, two further spacious double bedrooms, one with a sitting area, a useful study area, modern shower room and useful built-in linen storage. The study area could easily be reconfigured to form an en-suite to bedroom 3.

Externally there is access at the rear to a brick store and into a wash house/ utility room, which is plumbed and has a separate WC. There is an attached garage to the side housing the 'Worcester' combi boiler and there is ample parking for several vehicles.

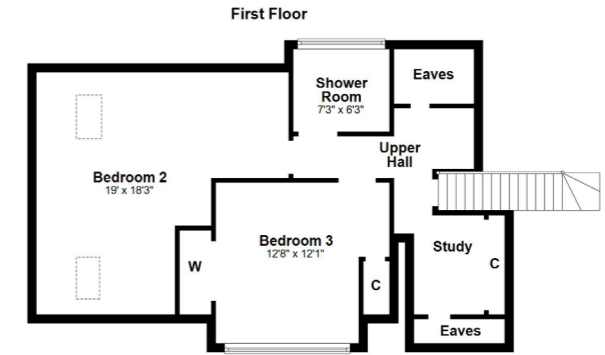
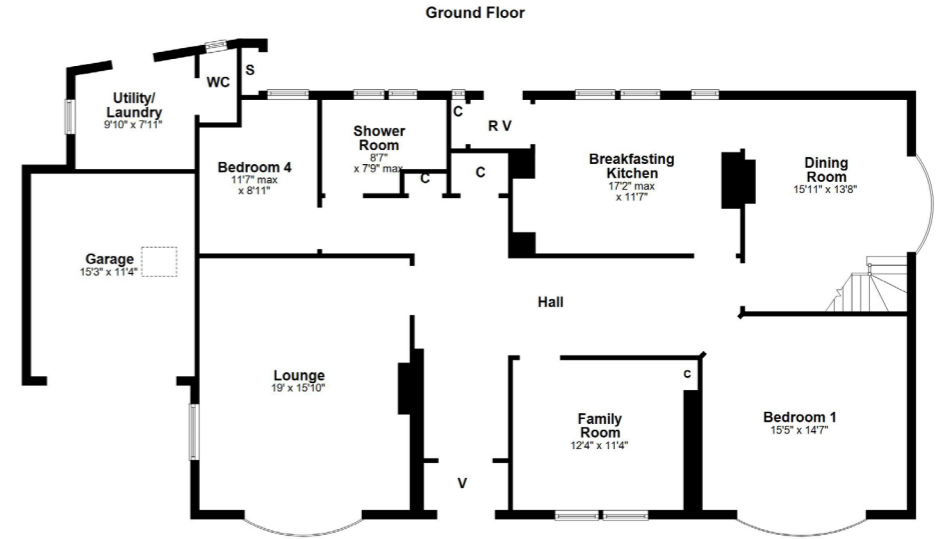
The gardens are an outstanding feature of this home and have a pleasant mix of soft and hard landscaped areas. There is a spacious drive which provides hard standing for multiple vehicles and access to a large garage.

The subjects rear and side gardens are low maintenance consist of decorative patio areas with raised planters, mature hedging, decorative trees and a charming lean to summer house is attached to the property at the side.









Local Area

Bellevale Avenue is a first-class location within a short distance of Ayr town centre which includes a comprehensive range of retail shopping, restaurants and recreational facilities, including the popular Ayr Racecourse. Transport links include Prestwick International Airport and swift commuting to Glasgow and the surrounding areas via the electrified rail service or the A77/M77 road network.

AY3925 | Sat Nav: 3 Bellevale Avenue, Ayr, KA7 2RP

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



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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


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