



1 PARK CIRCUS

AYR



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THE PROPERTY

5 | BEDROOMS 3 | BATHROOMS
2 | PUBLIC ROOMS

A much admired traditional semi-detached villa offering extensive and flexible accommodation within generous gardens in a lovely tree lined address.

Number 1 Park Circus is a traditional semi -detached villa which enjoys a prominent position on the corner of Park Circus and Racecourse Road and is therefore within close proximity to the town centre and seafront.

The property has been lovingly cared for by the current owners and retains a plethora of features from a bygone era including intricate cornice work, feature arch in the reception hall, Schoolhouse radiators, original doors and raised skirtings and period fireplaces. These are complemented by contemporary finishes including a modern fitted kitchen and gas central heating to create a lovely family home.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway, bay windowed lounge room, sitting room with door to the garden, dining kitchen, utility room with two large cupboards off and door to the rear garden, downstairs bedroom and three piece shower room. On the first floor there is a spacious upper landing, three double bedrooms, a single bedroom, three piece bathroom and a laundry room. Off the dining kitchen there is a stair to a second bathroom (Originally a maids bedroom). This room could be converted to a home office/study if preferred.

Externally the fully enclosed gardens are predominantly laid to lawn with seating areas, shrubbery borders including raised borders and mature trees. In addition to the rear there are four outhouses and a detached brick garage (19' x 9') which is accessed from the lane.













Local Area

Park Circus is a highly popular residential address with attractive blossom trees running the length of the street which connects the town centre with Racecourse Road. There are a wide range of amenities within close proximity including supermarket and retail shopping, transport and recreational facilities. For the commuter there are first class road and rail links to Glasgow.

AY3976 | Sat Nav: 1 Park Circus, Ayr, KA7 2D

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



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