



**52 BELLEVUE CRESCENT**

AYR



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## 52 BELLEVUE CRESCENT, AYR

2 | BEDROOMS   1 | BATHROOMS   1 | PUBLIC ROOMS

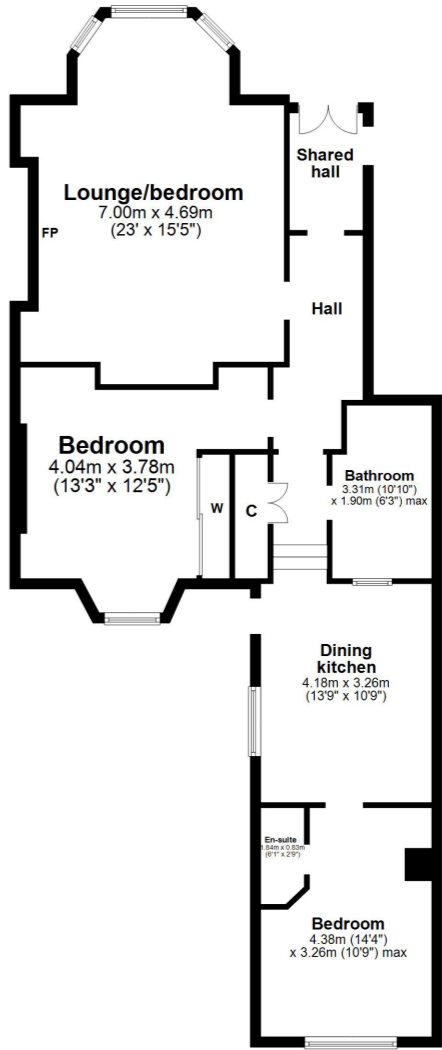
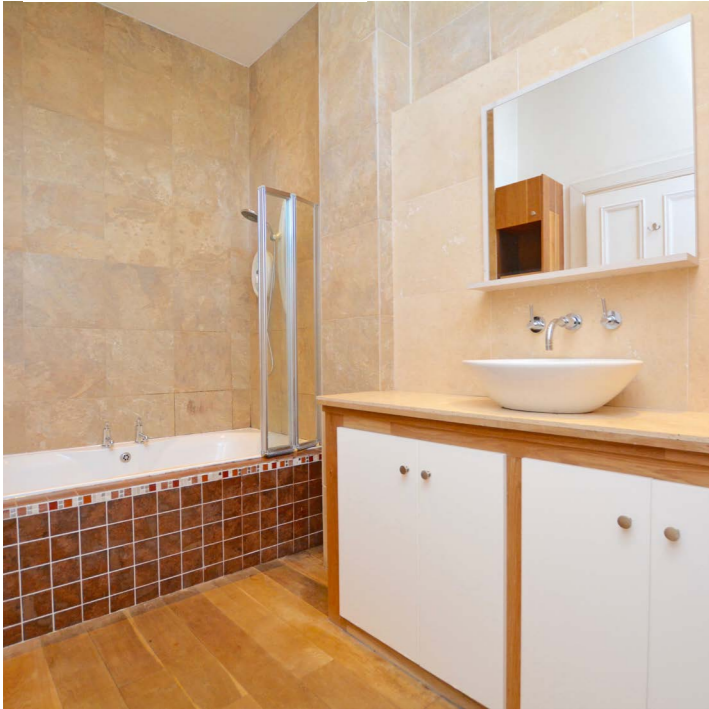
**A spacious and immaculately presented traditional ground floor conversion, with modern fixtures and fittings, private garden grounds, a garage and situated within a first class residential area close to all the amenities of the town.**

Bellevue Crescent is a charming tree-lined address in the heart of Ayr, linking with Park Circus to form an impressive range of traditional blonde sandstone properties. Transport links, retail shopping, the seafront and excellent schooling can all be found within walking distance, making it one of the most sought-after residential areas within this popular seaside market town. Number 52 is a beautifully presented example of a ground floor conversion, offering all on-the-level living with spacious and flexible accommodation. There is a perfect blend of traditional features and modern fixtures that make this a truly gorgeous home, with quality floor coverings throughout. This fantastic home has a south-facing front garden area, a private rear garden and a garage, which can be accessed by the lane to the rear or directly from the garden.

In more detail, the internal accommodation extends to a bright and welcoming entrance hallway, a spacious bay windowed lounge/bedroom with a feature fireplace, decorative cornicing and a central ceiling rose, a luxury fitted fully tiled family bathroom suite, a modern fitted kitchen with a door out to the rear, a bedroom at the rear with an en suite shower room and an additional double bedroom.

Externally there is a garden to the front, with decorative shrubs, lawn, a paved pathway and well-tended borders. The rear garden has decorative pebbles, decking and a paved pathway, which leads to the garage, with a door to the side and double doors that lead out to the lane at the rear.





Local Area

Bellevue Crescent is formed in a horseshoe shape road with Park Circus, which lies adjacent to Ayr town centre. For the commuter it is a short walk to both the mainline train station and the bus station, which have regular services to Glasgow. Ayr has a comprehensive range of retail shopping, transport and recreational facilities, with excellent schools including the Grammar, Kyle Academy and Wellington School. The A77/M77 network provides swift commuting to Glasgow and surrounding districts and Prestwick International Airport offers regular flights to many destinations

LA1099 | Sat Nav: 52 Bellevue Crescent, Ayr, KA7 2DR

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



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