



**36 GOUKSCROFT PARK**

DOONFOOT



C O R U M

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## 36 GOUKSCROFT PARK, DOONFOOT

3 | BEDROOMS 1 | BATHROOM 2 | PUBLIC ROOMS

**A simply stunning chalet style link detached villa quietly situated within the highly regarded Doonfoot area and set in level, easily maintained gardens which enjoy a south westerly aspect to the rear.**

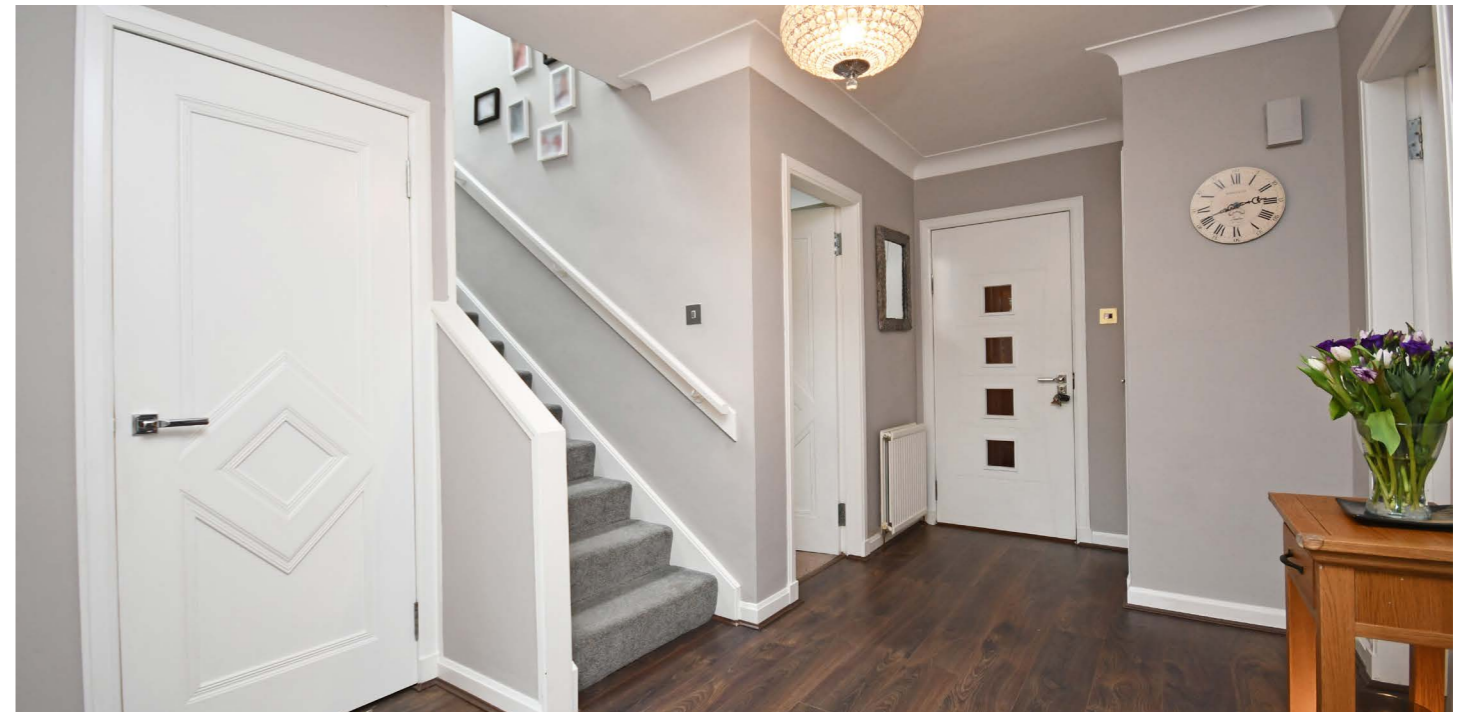
This stylish home enjoys a sheltered position within Goukscroft Park and will no doubt appeal to a variety of clients given its flexible and adaptable layout. The property lies a short distance from Ayr sea front and there is a local grocery store and cafe within walking distance.

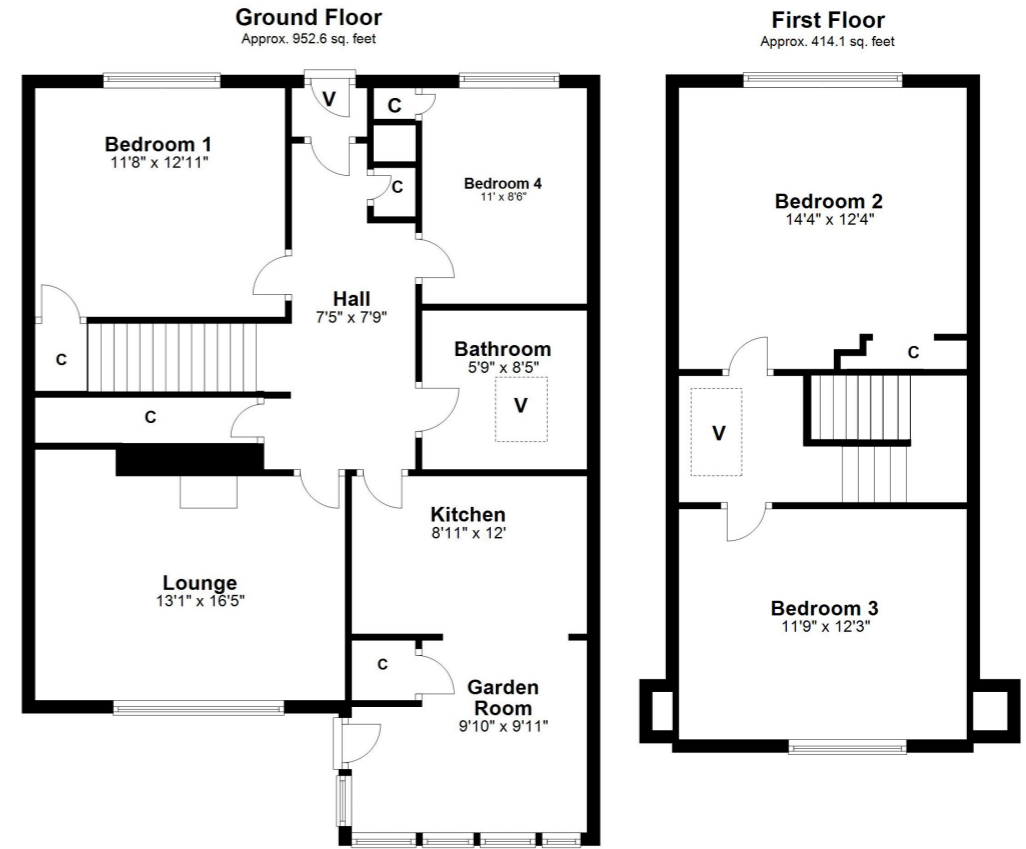
The property is presented to the market in a super condition and combines a high level modern specification with contemporary neutral decor. It would ideally suit professional couples/medium size family or indeed for those clients downsizing from a larger property given the facility of downstairs bedrooms and bathroom.

In detail ground floor accommodation includes - broad reception hall with two storage cupboards including a large under stairs cupboard. There is a lovely rear facing lounge, double bedroom with walk in storage cupboard, separate dining room/fourth bedroom, modern fitted kitchen open plan to garden/family room, modern family bathroom.

Upstairs there is a small landing which leads to two further double bedrooms one with fitted wardrobe and both with access to eaves storage. There is a gas fired central heating system and double glazed windows throughout.

Outside there are level gardens with soft and hard landscaped areas, pathways and shrubbery borders. The rear garden enjoys a south westerly aspect and there is a courtesy lane to the rear which leads to a separate lock up garage.





**Local Area**

Goukscroft Park lies a short distance from Greenan shore and beach front. It is an excellent area in which to reside with local amenities including Belleisle Park and Golf course, Doonfoot Primary School, local grocery store and almost immediate access to Ayr's famous esplanade which has pedestrian access all the way to Ayr town centre.

**AY4023** | Sat Nav: 36 Goukscroft Park, Doonfoot, KA7 4DS

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



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