



# 11 BARNES STREET

AYR



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**4 | BEDROOMS**

**3 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A stunning traditional townhouse presented in true walk-in condition with an exceptional level of fixture and finish located within the heart of Ayr town centre.**

An immediately impressive traditional period townhouse presented to the market in beautiful internal condition with large enclosed rear garden, private parking, home gym and workshop.

This stunning home presents an attractive facade of refurbished blonde sandstone under a pitched slate roof and enjoys a high quality specification throughout. The internal layout is incredibly stylish and includes an open plan kitchen/dining/living space with bi-fold doors to the rear gardens.

In addition the current owners have created a bespoke home gym and separate workshop in addition to the main accommodation.

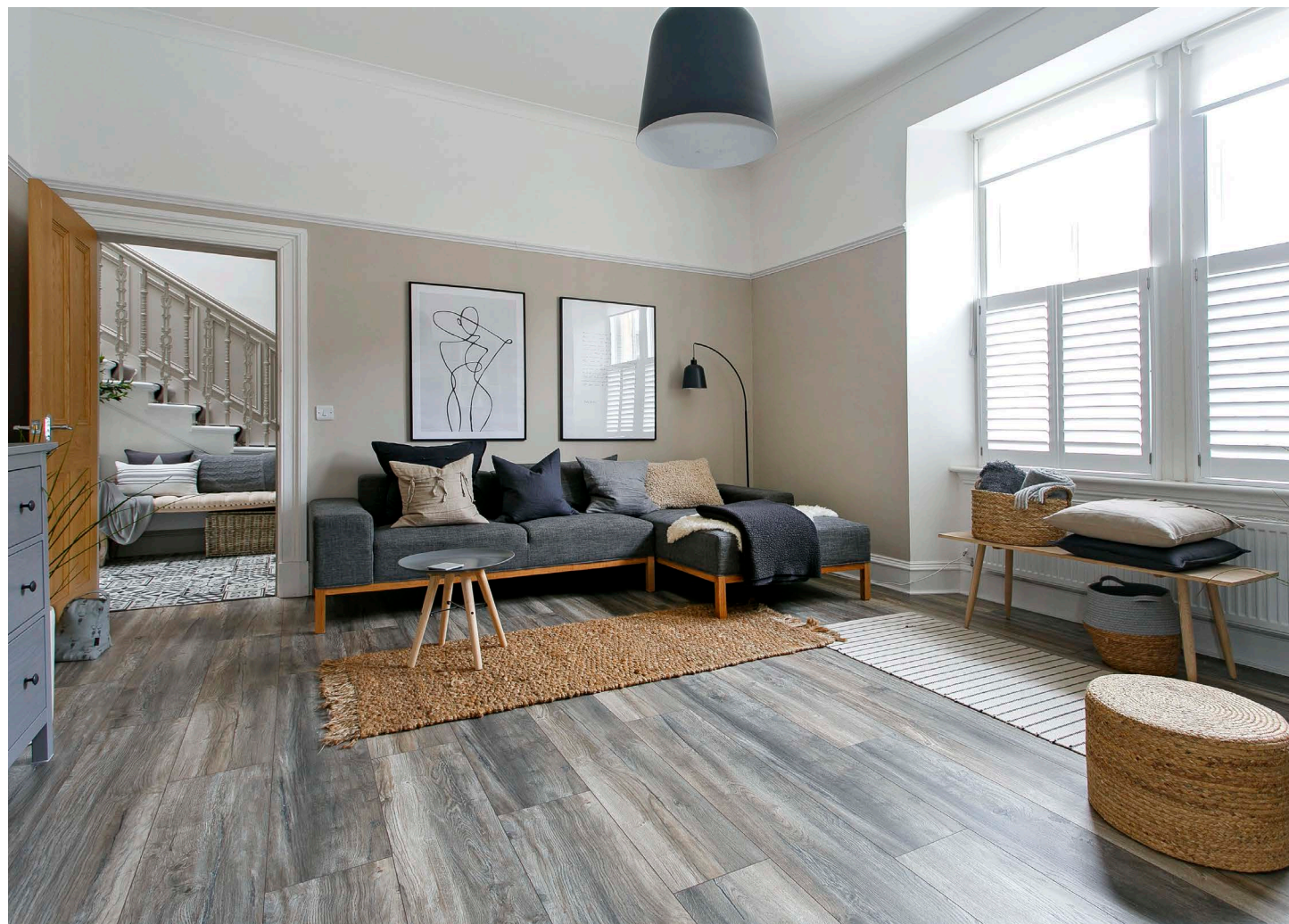
The internal specification is of the highest quality including Porcelanosa sanitary ware and tiling, double glazed sash and case windows, oak doors and flooring, underfloor heating in the main bathrooms and en-suites and gas central heating system with a separate inverted hot water cylinder.

In detail the accommodation comprises, on the ground floor, an entrance vestibule, reception hallway, front facing formal lounge, open plan kitchen/sitting/dining room, family bathroom and utility room. Upstairs a spacious upper landing provides access to four well-proportioned bedrooms including a principle bedroom with en-suite bathroom. There is a separate family bathroom.

Outside there are superb landscaped gardens which include a raised patio and large lawn. Beyond the garden is a private parking area with hard standing for multiple vehicles and private lane access to Dalblair Road.















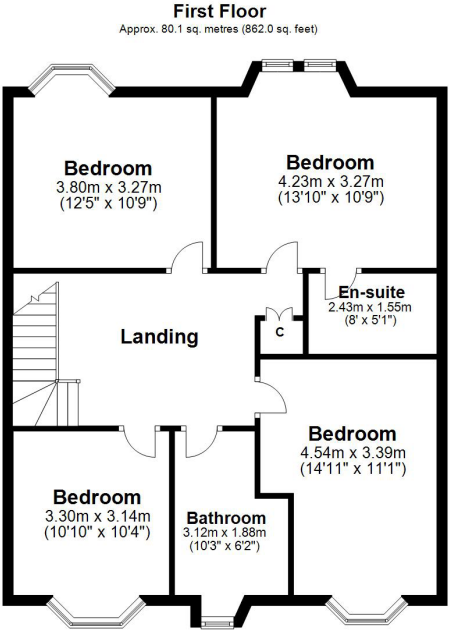
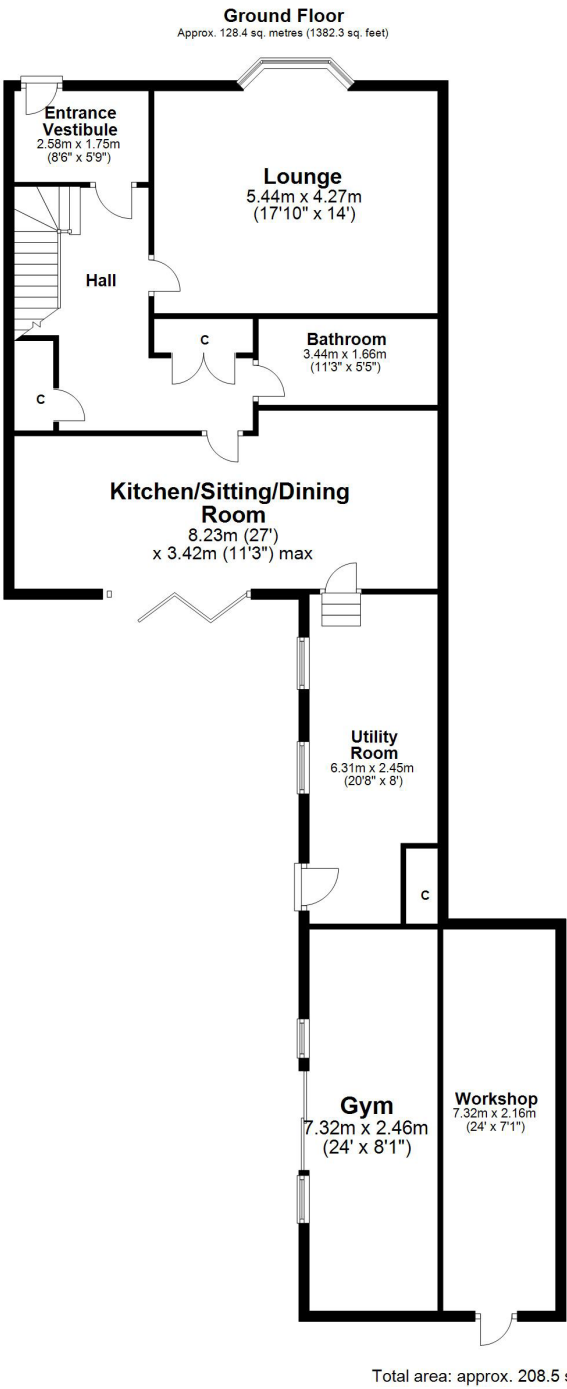












**Local Area**

Barns Street is perfectly positioned in the heart of Ayr town centre adjacent to Wellington Square and around 500 yards from the sea-front and promenade. The location allows for easy access to a wide range of local amenities and around 750 yards from the railway station linking to Glasgow and surrounding districts.

**Directions**

From the Corum office in Beresford Terrace turn left at the traffic lights onto Miller Road. At the road end turn right onto Alloway Place and at the next set of traffic lights turn right onto Barns Street. Number 11 is on the right hand side.

**AY4027** | Sat Nav: 11 Barns Street, Ayr, KA7 1XB

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





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