



**16 MONUMENT ROAD**

AYR



C O R U M

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**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**An immaculate and extended traditional semi-detached villa providing beautifully presented accommodation within a first class residential location close to the town centre.**

Number 16 is a traditional semi-detached villa which has been extended to the side and is presented to the market in true walk-in condition with no expense having been spared in the level of fixture and finish.

Features and benefits including a bespoke fitted kitchen by J S Geddes (integrated appliances and fitted breakfast bar), luxury sanitary ware, UPVC double glazing, quality floor coverings, designer radiators, gas-fired stove in front room, wood burning stove in the sitting/dining area and gas central heating throughout served by a new boiler and Hive smart controller.

In summary the accommodation extends to, on the ground floor, a reception hallway, front facing bow windowed lounge/bedroom 3 and an open plan kitchen/dining/sitting room with double doors to the rear garden. Completing the ground floor accommodation is a three piece shower room. Upstairs there are two well proportioned double bedrooms, box room/nursery and a three piece bathroom with free standing bath. The attic space, accessed by folding loft ladder, is boarded-out offering useful additional storage.

Externally the front garden is laid to decorative chips with shrubbery border and driveway parking to the side. The westerly facing rear garden is fully enclosed with a split level deck, lawn and shrubbery borders. In addition the current owners have installed a fully insulated garden room equipped with smart electric heating which can be used as a home office, studio or similar.

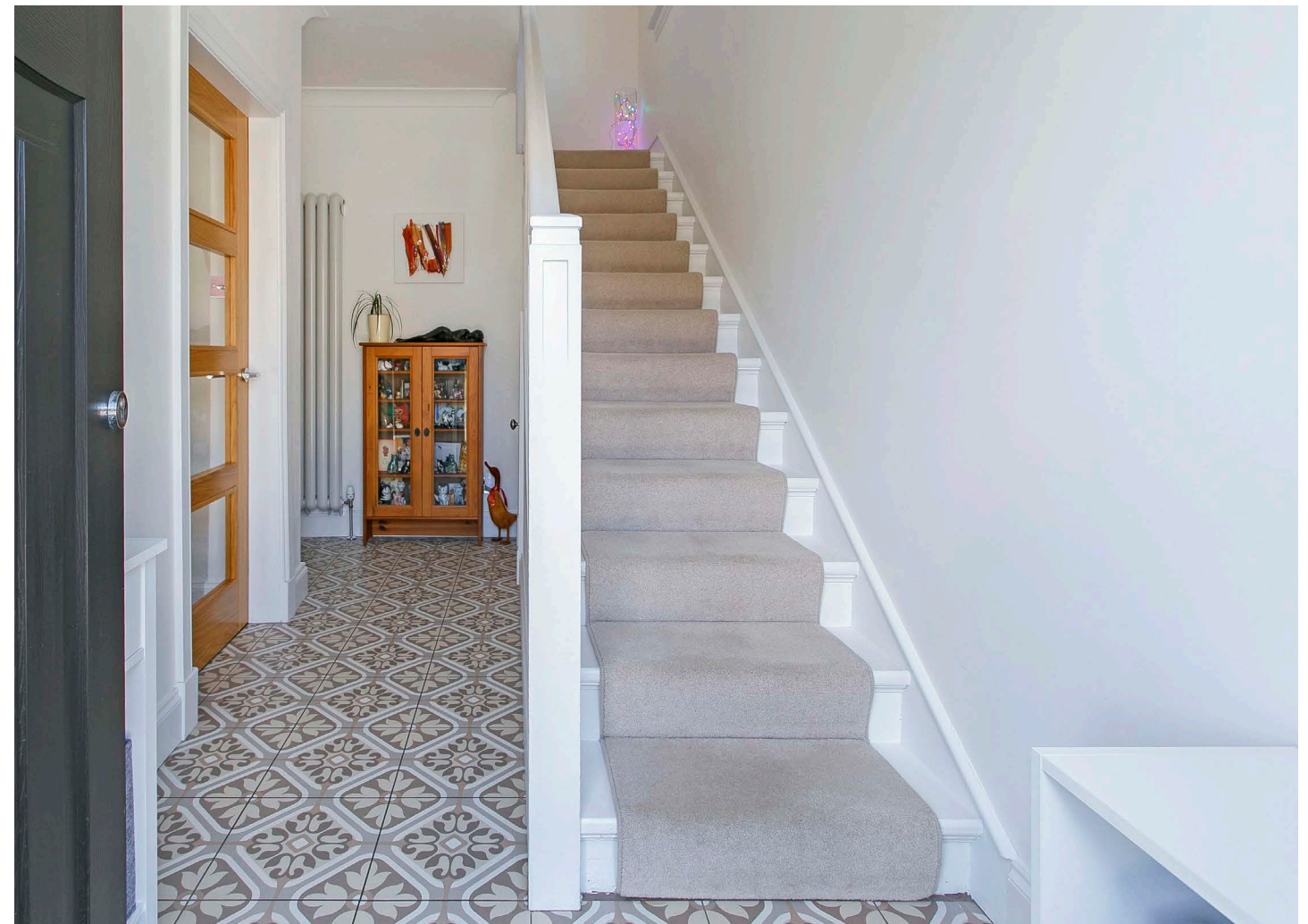












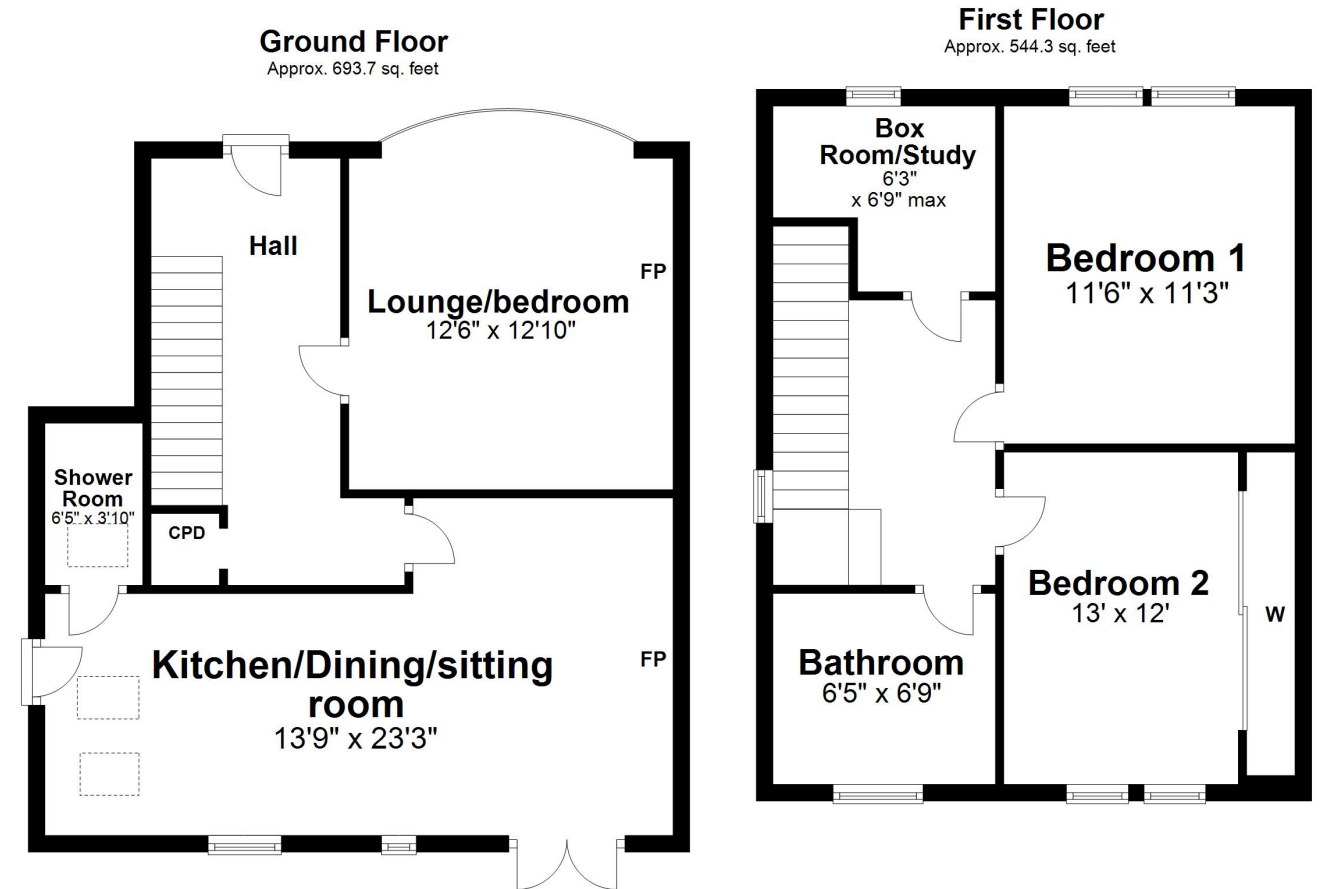












#### Local Area

Monument Road connects Ayr with the historic village of Alloway and continues to be a highly regarded and sought after residential address. The property is located close to the Old Racecourse and both Belleisle and Rozelle Parks and less than 0.5 miles from the town centre which provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links to Glasgow.

#### Directions

From the Corum office in Beresford Terrace proceed towards Alloway on Carrick Road which becomes Monument Road at St Leonard's church. Number 16 is on the right hand side.

AY4031 | Sat Nav: 16 Monument Road, Ayr, KA7 2RL

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





WE'RE **SOLD** ON YOUR FUTURE

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