



**45 SOUTHFIELD PARK**

AYR



c o r u m

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





## 45 SOUTHFIELD PARK, AYR

2 | BEDROOMS   1 | BATHROOM   1 | PUBLIC ROOM

**A very well presented mid-terrace villa suited to a variety of potential purchasers with well proportioned apartments and an excellent level of fixture and finish.**

Number 45 is a mid-terrace villa located within a highly sought after location with very well presented accommodation over two levels. The property will suit a variety of potential purchasers including professionals and first time buyers.

Features and benefits include a modern fitted dining kitchen with integrated appliances (dishwasher, fridge/freezer and washing machine), walk-in store, three piece bathroom, new carpets, gas central heating with an 'Ideal' boiler, double glazing and neutral decoration.

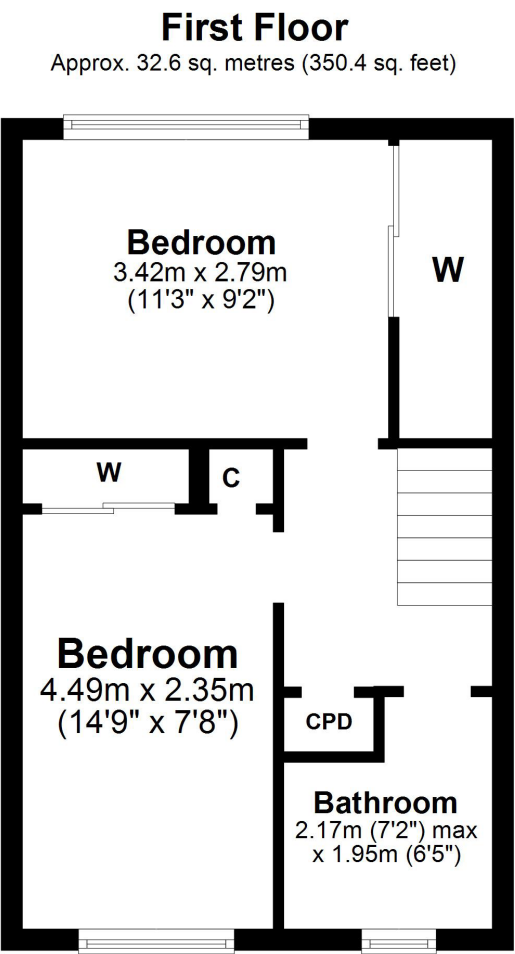
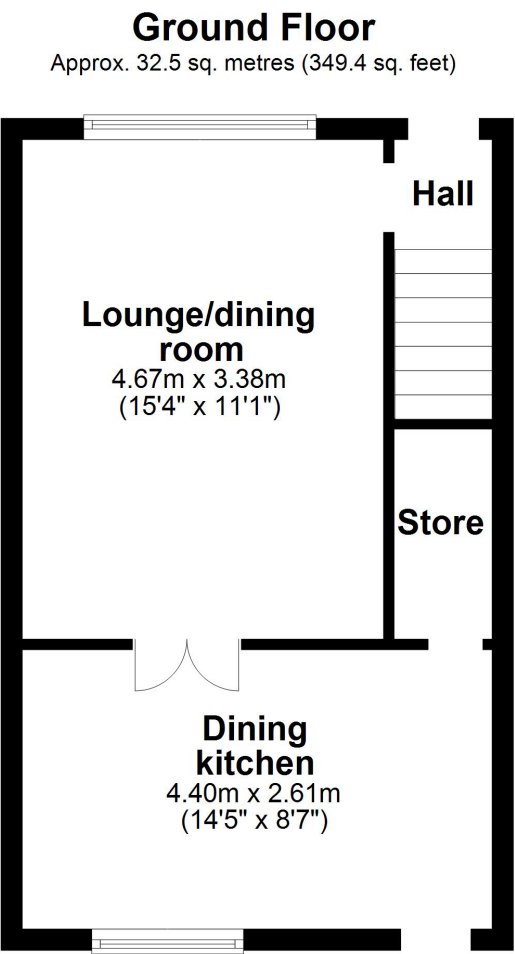
In summary the accommodation extends to, on the ground floor, a reception hallway, lounge/dining room and fitted dining kitchen with door to the rear garden. Upstairs there are two double bedrooms (both with extensive fitted wardrobes) and a three piece bathroom with Spa bath. The loft space is accessed via a pull down ladder and provides excellent storage.

Externally the front garden is laid to lawn with chipped border. The fully enclosed rear garden is also laid to lawn with paved patio and includes a garden shed. From the garden there is a gate providing access to the rear for bins etc.









**Local Area**

Southfield Park is a quiet residential address within the highly popular Belmont area. There are a number of local amenities including excellent schooling while Ayr town centre is less than one mile distant and provides a more comprehensive range of amenities including supermarket and retail shopping.

**AY4032** | Sat Nav: 45 Southfield Park, Ayr, KA7 2NU

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





WE'RE **SOLD** ON YOUR FUTURE

Corum Ayr  
14 Beresford Terrace, Ayr KA7 2EG

**Tel:** 01292 880 888  
**Fax:** 01292 613 588  
**Email:** [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)  
**[www.corumproperty.co.uk](http://www.corumproperty.co.uk)**

