



**51 EARLS WAY**

DOONFOOT



c o r u m

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## THE PROPERTY

**4 | BEDROOMS    5 | BATHROOMS**  
**2 | PUBLIC ROOMS**

**A stunning detached villa presented in true walk-in condition with flexible accommodation which occupies south facing gardens close to Greenan shorefront and Doonfoot Primary School.**

Number 51 is a modern detached villa which has been comprehensively upgraded, extended and modernised by the current owners resulting in one of the very best family homes to grace the local market in recent years. No expense has been spared in creating an exceptionally stylish home which extends to approximately 3000 square feet with a luxurious level of fixture and finish and flexible layout arranged over two levels. The focal point of the home is a wonderful open plan living space to the rear with bi-fold doors onto the south facing rear garden.

Features and benefits include a bespoke kitchen (fitted breakfast bar, integrated Siemen appliances and Corian work tops), generous room proportions, luxury sanitary ware, gas central heating with a 'Worcester' boiler, underfloor heating on the ground floor open plan living area, quality floor coverings, extensive fitted wardrobes and cupboard space, hardwood doors and skirtings and an oak and glass staircase.

In summary the accommodation extends to, on the ground floor, a broad and welcoming reception hallway with vaulted ceiling and two piece wc off, front facing lounge room with feature fireplace, dining room with mood lighting, open plan dining kitchen/sitting room, double bedroom with three piece en-suite shower room and useful utility room with shower room off. Upstairs there is a spacious landing and three further double bedrooms (all with en-suites including a master with five piece en-suite bathroom and two dressing rooms).

Externally the property is centrally positioned within a generous plot with gardens to the front and rear. The front garden has an artificial lawn with shrubbery borders and carriage driveway providing space for several vehicles. To the side there is an attached garage with garden store to the rear. The fully enclosed, south facing rear garden has been landscaped for ease of maintenance with an initial elevated deck with low level lighting, chipped and shrubbery borders, block paved pathways and second deck to the rear of the garden.













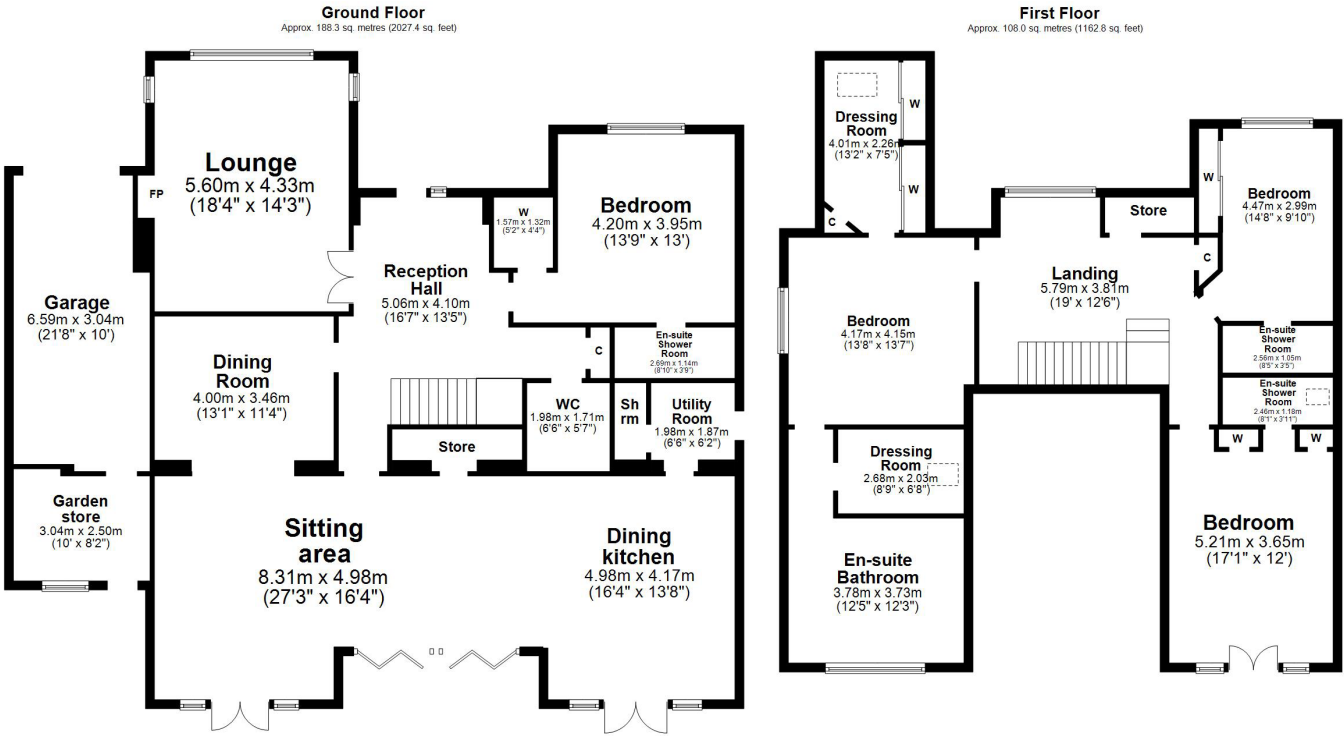












### Local Area

Earls Way is a wide residential street which runs from Dunure Road and culminates at Greenan shorefront. Number 51 occupies a wonderful south facing plot at the shore end and is very well placed for Doonfoot Primary School, local shop, cafe and the family orientated Balgarth Hotel. Ayr town centre is around 2.5 miles distant and provides a comprehensive range of retail and supermarket shopping while there are excellent road and rail links to Glasgow.

### Directions

From the Corum office in Beresford Terrace travel south veering right at the Grammar School into Midton Road. At the T-junction turn right into Racecourse View and at the lights turn left into Doonfoot Road. Continue out and at the second roundabout take the third exit into Earls Way. Number 51 is on the left hand side after the roundabout.

**AY4041** | Sat Nav: 51 Earls Way, Doonfoot, KA7 4HQ

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





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