



11 SHAVIN BRAE

AYR



c o r u m

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THE PROPERTY

5 | BEDROOMS 3 | BATHROOMS
2 | PUBLIC ROOMS

An immaculately presented and substantial detached family villa in the popular Masonhill area of Ayr, with gorgeous gardens, elevated views and an unrivalled amount of generous accommodation.

11 Shavin Brae offers to the market a truly unique opportunity to purchase an impressive extended detached villa in the popular Masonhill area of Ayr. Not only is this fantastic family home perfectly situated for access to all the main amenities of the town, including excellent schools, but also boasts elevated views out across Ayr from the both the ground and upper floor rear windows. The flexible accommodation will appeal to a range of potential purchasers, with a downstairs bedrooms and extended living space. There are also stunning garden grounds that offer excellent privacy and compliment the interior perfectly. Viewing is highly recommended to appreciate both the prime location and the excellent living space on offer.

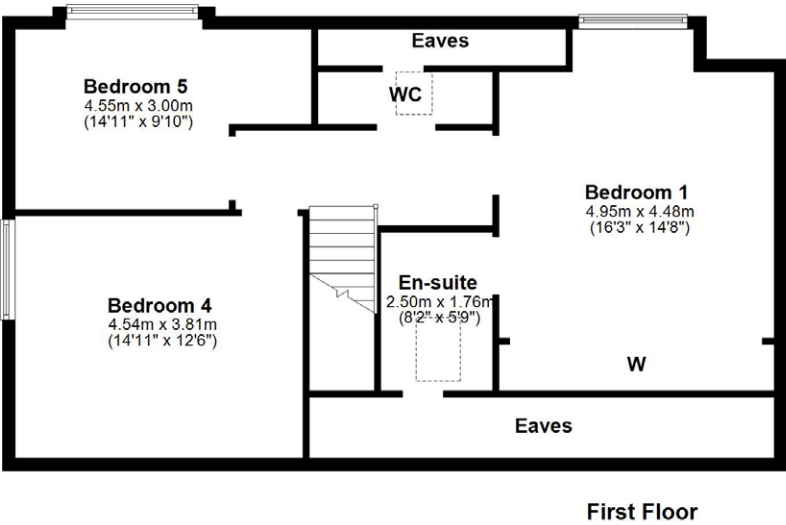
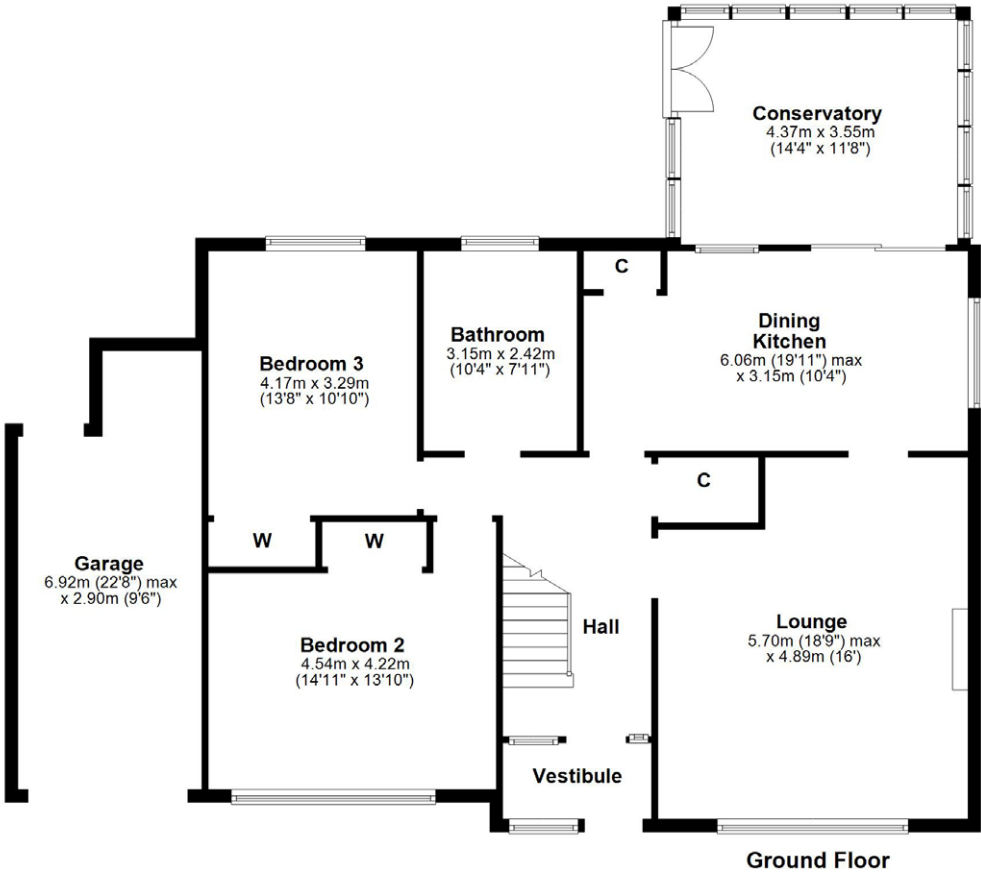
In more detail, the internal accommodation extends to an entrance vestibule, a welcoming and bright hallway with a large storage cupboard and stairs leading to the upper apartments, a spacious lounge with a feature fireplace and a door leading through to the modern fitted dining kitchen with a breakfast bar, space for dining and sliding patio doors out to the large conservatory, which has French doors leading out to the garden, a four piece downstairs family bathroom suite with a separate shower cubicle and two double bedrooms with built-in wardrobes. On the upper floor there is a W.C off the landing, two double bedrooms and a large master bedroom, with fitted wardrobes and an en suite shower room.

Externally the front garden is laid with decorative aggregate and shrub borders, with two driveways at either side of the property. One leads to an attached garage with a separate door at the rear and one extends, via gated access along the side of the property to allow off road parking for a number of vehicles. The rear garden is enclosed, providing excellent privacy, with a manicured lawn, well-stocked decorative shrub borders, a paved patio area, a garden shed, mature trees, paved pathways and a feature pond.









Local Area

Masonhill is a popular residential area of Ayr and 11 Shavin Brae occupies a first class position on the fringes of it. The market town of Ayr has a comprehensive range of local amenities, including schools, shops, restaurants and bars, transport links to Glasgow and beyond, supermarkets and leisure facilities.

Directions

From our office in Beresford Terrace, continue around the one-way system, past the railway station and continue out on Holmston Road/ A70. At the traffic lights turn right onto Hillfoot Road and then turn left onto Shavin Brae, where number 11 can be found on the left hand side.

AY3771 | Sat Nav: 11 Shavin Brae, Ayr, KA7 3NQ

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



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