



1 LOTHIAN ROAD

AYR



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1 LOTHIAN ROAD, AYR

3 | BEDROOMS 1 | BATHROOM 2 | PUBLIC ROOMS

An immaculate extended detached ‘Ecrepont’ bungalow with flexible accommodation, generous gardens, driveway and garage all within very close proximity to Ayr town centre.

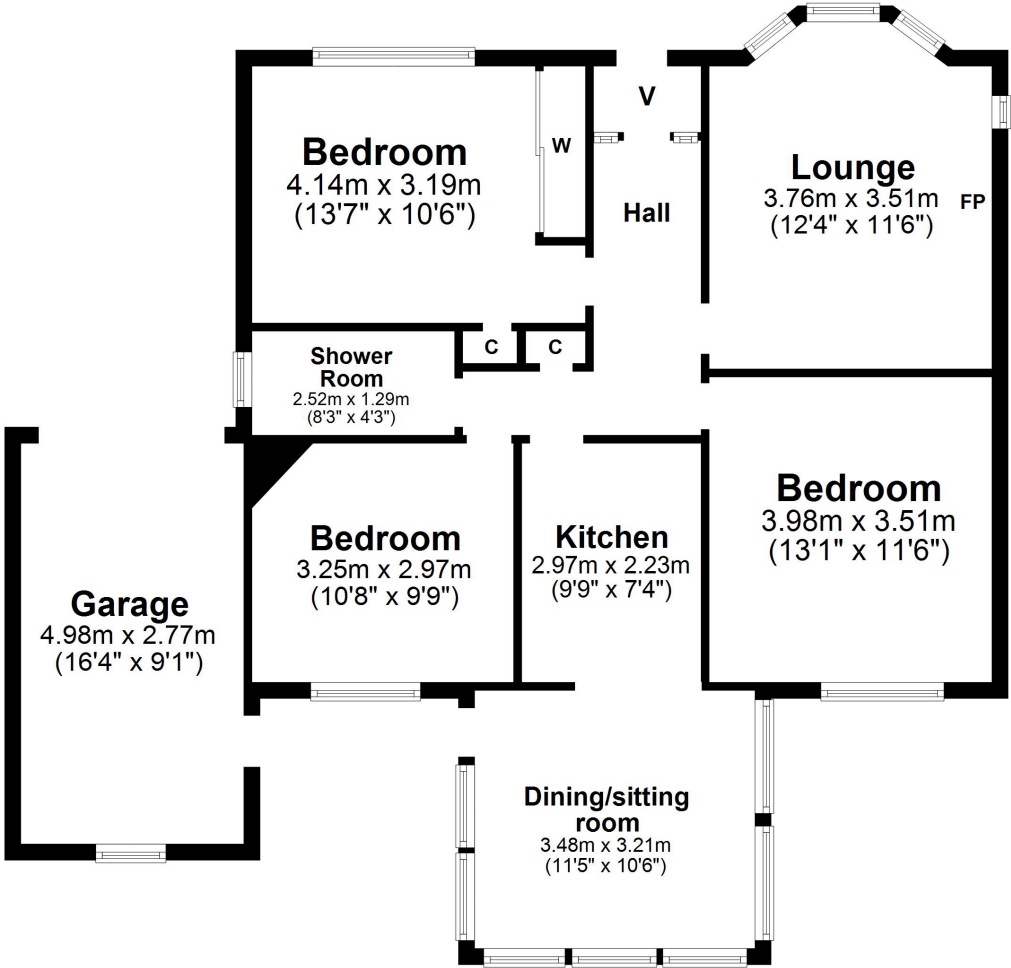
Number 1 is a detached ‘Ecrepont’ bungalow which is presented to the market in true walk-in condition with an excellent level of fixture and finish throughout. The property has been upgraded and modernised by the current owners and will suit a variety of potential purchasers particularly those purchasers looking for all on the level living without compromising on space.

Features and benefits include a quality fitted kitchen with integrated dishwasher, double oven and hob, luxury three piece shower room, gas central heating, neutral decoration, quality floor coverings and double glazing. In addition there is a large loft space which offers potential for development if required.

In summary the accommodation extends to a vestibule, reception hallway with fitted cupboard space, bay windowed lounge with feature fireplace, fitted kitchen semi open plan to the dining/sitting room overlooking the rear garden, three double bedrooms and three piece shower room.

Externally the front garden has been landscaped for low maintenance with chipped borders and block paved driveway to the side culminating in the attached garage (17'1 x 9'7) with courtesy door to the side and automatic door to the front. The fully enclosed rear garden has been landscaped with an extensive raised deck, decorative chips and raised planting borders.





Local Area

Lothian Road is a sought after residential address within very close proximity to Ayr town centre which provides a wide range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links linking to Glasgow and surrounding districts.

AY3979 | Sat Nav: 1 Lothian Road, Ayr, KA7 3BU

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



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