



**1 WARD ROAD**

AYR



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## 1 WARD ROAD, AYR

3 | BEDROOMS 1 | BATHROOM 1 | PUBLIC ROOM

**A gorgeous semi detached family villa, set on a large private plot, with luxury fixtures and fittings, landscaped gardens and ample off road parking.**

Number 1 is situated within a private drive leading to just two houses at the start of a popular cul-de-sac, which is perfectly positioned for access to both Ayr and Prestwick, local schools and a range of amenities. This fantastic home is set on a large plot, with ample parking facility at the front due to the private access for only number 1 and number 3. The property is presented in true show home condition throughout, with quality fixtures and fittings, fresh, neutral decor and luxury fitted floor coverings. There are also stunning professionally hard-landscaped garden grounds at the side and rear, which will appeal to a range of buyers.

In more detail, the internal accommodation extends to an entrance hallway with stairs leading to the upper apartments, a spacious lounge with an under stairs storage cupboard, a large dining kitchen with a gorgeous kitchen and a breakfast bar, and a door leading out to the garden. On the upper floor there are three large bedrooms, all of which have fitted wardrobes, a storage cupboard and loft access off the landing and a luxury fitted family bathroom suite.

Externally there are gardens laid to lawn with a monoblock driveway and parking area. The rear garden is fully enclosed and private, with artificial turf, a decked patio area, decorative pebbles and paving.









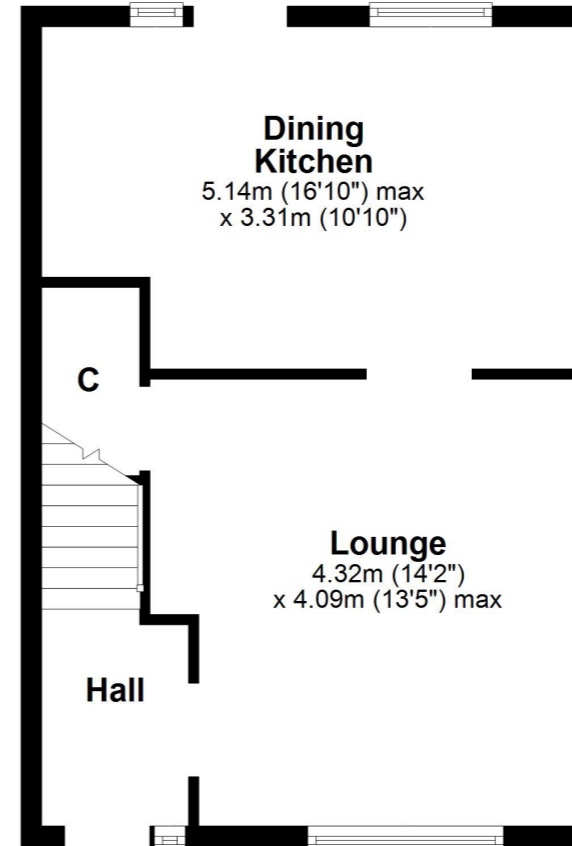




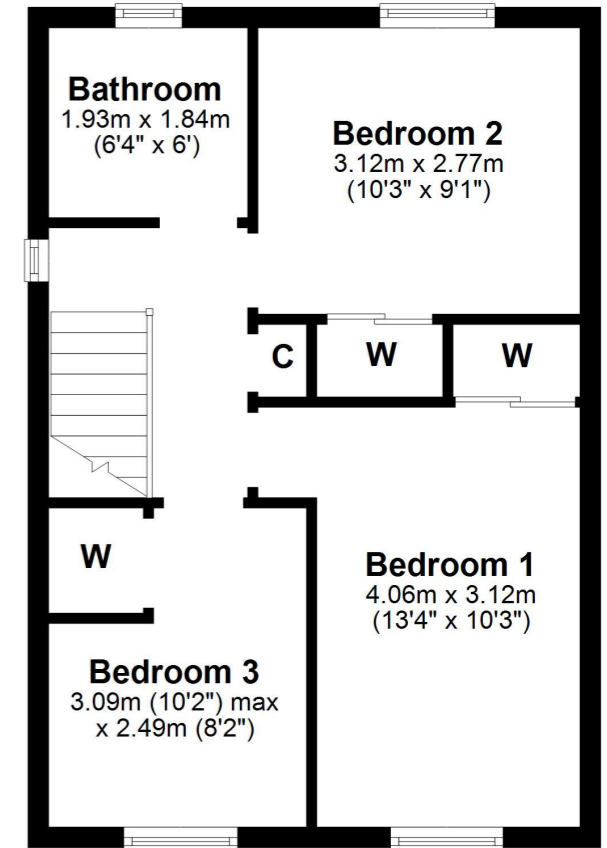




**Ground Floor**  
Approx. 39.8 sq. metres (427.9 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (427.9 sq. feet)



**Local Area**

Ward Road is a quiet residential cul-de-sac located between Ayr and Prestwick town centres, which both provide a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. Within the immediate vicinity there is excellent schooling, shops and ease of access to the A77/M77 road network linking to Glasgow and surrounding areas.

**AY4039** | Sat Nav: 1 Ward Road, Ayr, KA8 9AZ

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





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