



2 HARTFIELD ROAD

AYR

www.corumproperty.co.uk





3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A beautifully presented semi detached villa discreetly set within a private location just off Monument Road and within walking distance of Ayr town centre.

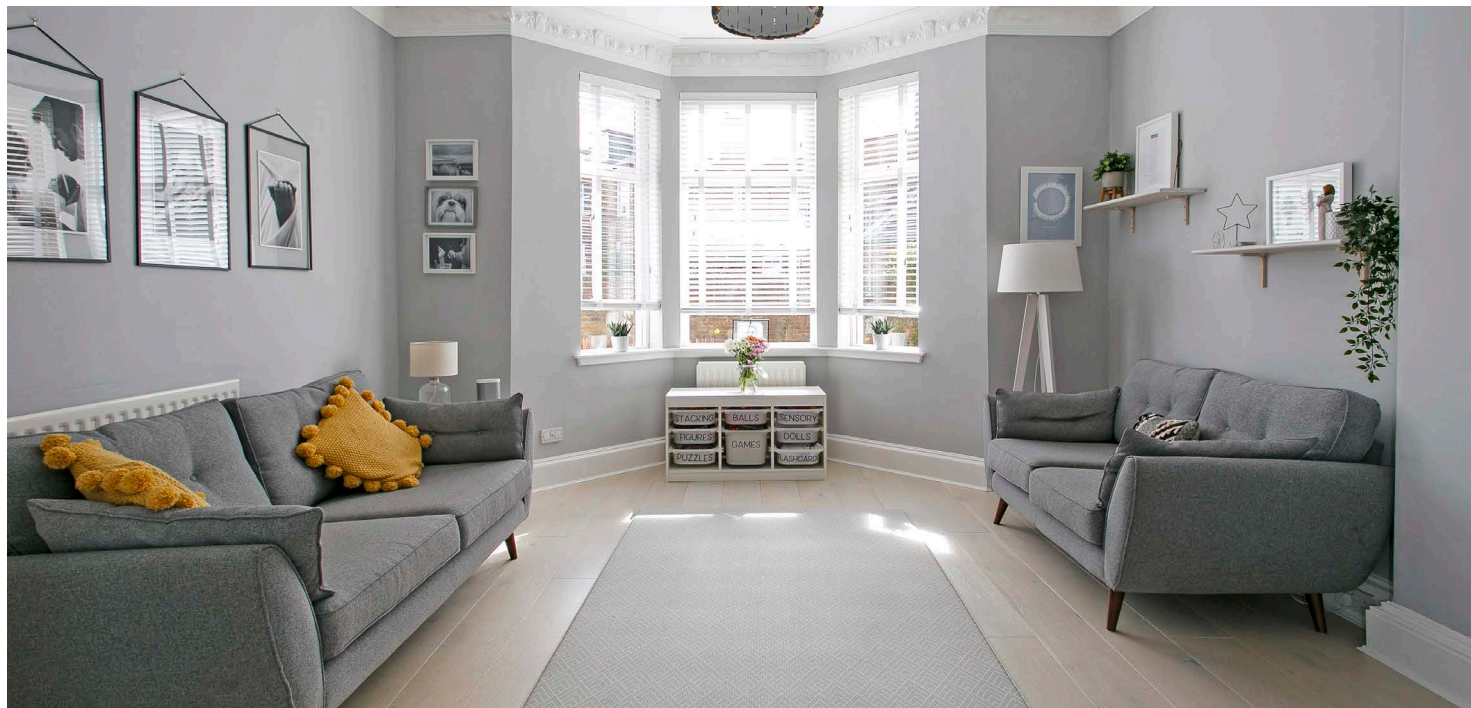
This delightful three bedroom family home occupies a quiet cul de sac position with private enclosed garden and is perfectly positioned for access to Ayr town centre. It is in stunning decorative order and is perfectly placed for access to a wide range of facilities.

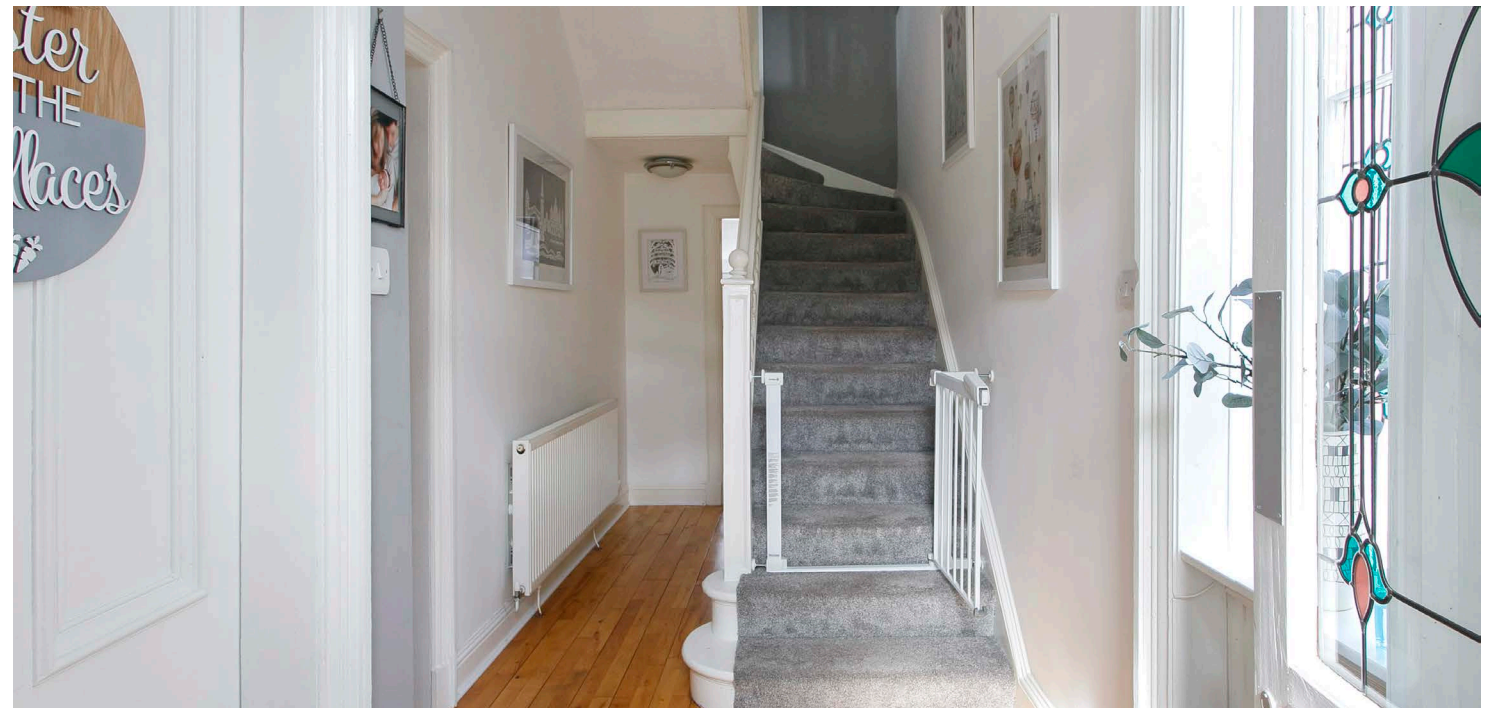
Internally the subjects retain a modern specification combined with a stylish and calm neutral decor. Wooden shutters, natural wood effect floor coverings and bespoke paintwork give the house a contemporary feel without detracting from the traditional features of the original house.

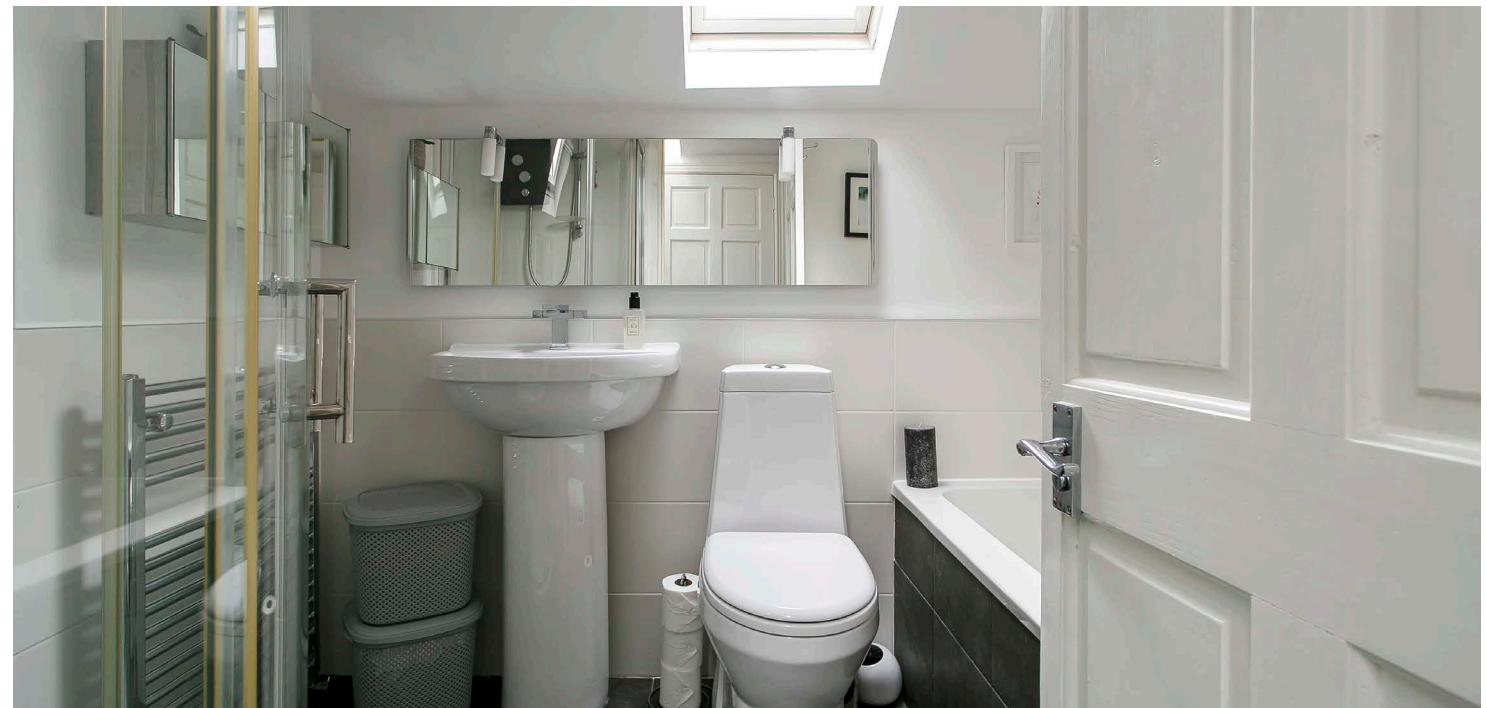
The focal point of the house is a simply superb open plan dining kitchen which has patio doors that open out to the rear garden. There are two further reception rooms on the ground floor. A delightful bay window formal lounge and a sitting room which could be easily converted to a fourth bedroom if required.

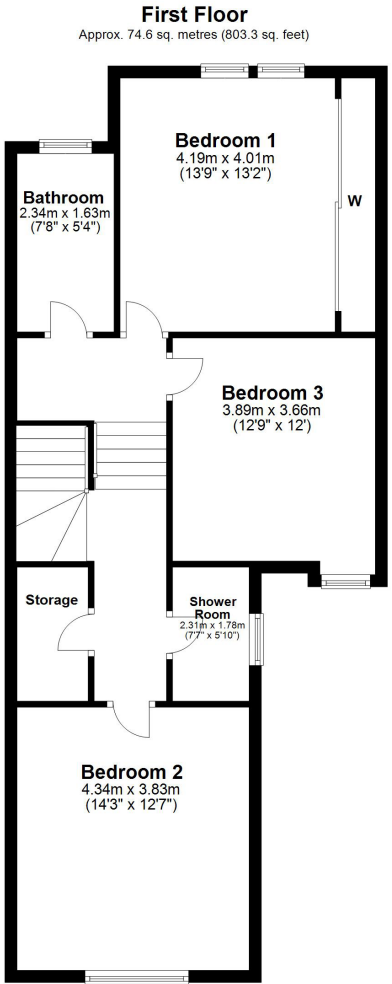
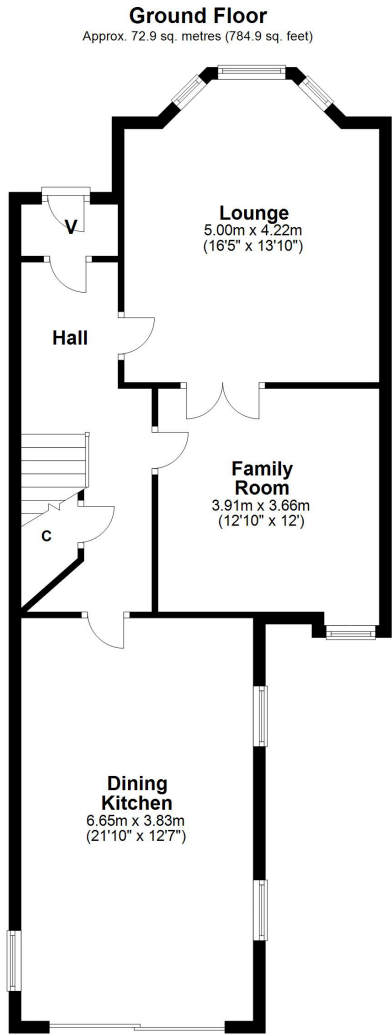
Upstairs a broad upper landing provides access to three double bedrooms, a modern bathroom and shower room. The bedrooms are of generous proportion which lend a real feeling of space.

Outside there are private gardens which have been professionally landscaped. The rear garden is enclosed and sheltered with artificial lawn, paved patio and further raised patio which houses a wooden summerhouse. The front garden has a monobloc drive to provide private parking.









Hartfield Road lies a short distance from the Old Racecourse and within walking distance of Ayr town centre. Ayr has a comprehensive range of supermarket and retail shopping, many cafes and bars, transport and recreational facilities. There is main line rail service to Glasgow and easy access to the A77 by pass via Maybole Road.

AY4061 | Sat Nav: 2 Hartfield Road, Ayr, KA7 2RN

For the full home report visit **www.corumproperty.co.uk**

* 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

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk