



3 SEAFIELD CRESCENT

AYR

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c o r u m



2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

An utterly charming traditional detached bungalow with south facing rear garden located a short distance from the sea front and Ayr town centre.

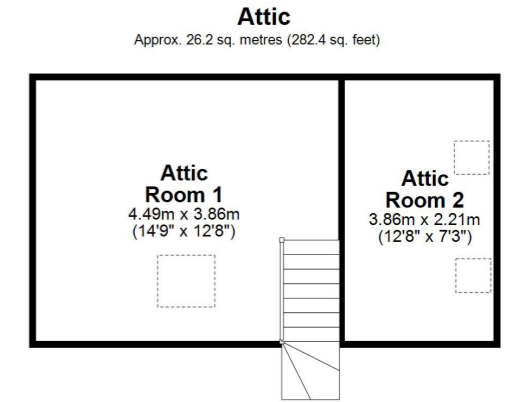
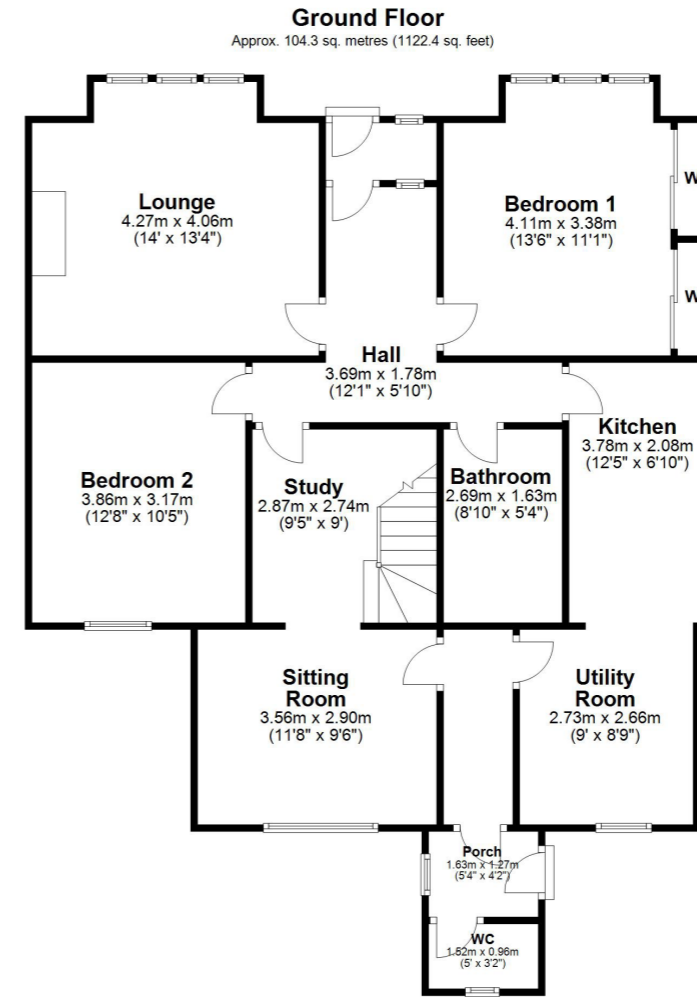
This spacious detached bungalow offers all on the level accommodation combined with a flexible and adaptable layout. The current configuration is two bedrooms however there is also a floored attic area accessed via a permanent stair from the study which offers potential to create additional living space subject to local planning consents.

The subjects require a degree of modernisation which has been reflected in the asking price however this is a rare opportunity to acquire a traditional detached bungalow within walking distance of the esplanade. Given its proximity to the sea front Seafield Crescent is a highly regarded residential area. It is a quiet road with little through traffic therefore would be an ideal proposition for those clients wishing to downsize.

In more detail the accommodation comprises entrance vestibule, broad reception hall with natural wood floor, formal lounge with feature fireplace, rear facing sitting room, modern fitted kitchen, large utility area, two double bedrooms, useful study area, bathroom, floored and lined attic area accessed via a permanent stair, rear porch, WC, double glazing, gas central heating.

Outside the rear walled gardens offer a pleasant mixture of soft and hard landscaped areas with double gate access offering additional parking. The front driveway allows off street parking and access to the brick built single garage.





Seafield Crescent is a first class location with immediate access to a wide range of local amenities. It is a short walk to the Old Racecourse, esplanade and sea front as well as Ayr town centre which offers a comprehensive range of supermarket and retail shopping, transport and recreational facilities

AY4062 | Sat Nav: 3 Seafield Crescent, Ayr, KA7 4AR

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



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Corum Ayr
14 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk