



## WEST MEADOWS

65 MAYBOLE ROAD, AYR

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5 | BEDROOMS

2 | BATHROOMS

5 | PUBLIC ROOMS

**An exceptional traditional detached family home presented in very good decorative order with 10 principle apartments, generous private gardens and detached garage.**

'West Meadows' represents a rare opportunity to acquire a magnificent traditional detached home with 10 principle apartments providing bright, well proportioned accommodation with a flexible layout perfectly suited to the family market.

The property has been upgraded and modernised by the current owner whilst retaining a number of period features including wood panelling in the reception hallway and study, several deep bay windowed formations, original display cabinets and picture rail in the formal lounge and carved balustrade. These are complemented by modern finishes including a hand crafted fully fitted kitchen with integrated appliances, luxury sanitary ware, gas central heating, School-house radiators, double glazing and use of oak flooring.

In summary the accommodation extends to a vestibule, broad and welcoming reception hallway, formal lounge with open coal fire, sitting room, study, fitted kitchen open plan to the dining area and in turn to the family room, utility room, two double bedrooms and four piece bathroom. Upstairs there are three further double bedrooms (all with fitted wardrobes), three piece shower room and useful store room. In addition there is access to the floored and lined loft space currently utilised as a games/play room.

Externally the property is approached via a sweeping driveway providing space for several vehicles and to the side culminating in the detached garage (17'11 x 12'). The gardens provide a high level of privacy and are well stocked with mature trees, extensive areas of lawn, shrubbery borders, block paved pathways and decorative patio. Included in the sale will be the garden shed and Wendy house.













The property enjoys a private position set back from the road within generous, mature gardens and is perfectly placed for a wide range of amenities including local shops, both primary and secondary schooling and the bypass linking to Glasgow and surrounding districts. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities including mainline rail link to Glasgow.

**AY4087** | Sat Nav: 65 Maybole Road, Ayr, KA7 4TD

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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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YOUR FUTURE



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