



**46 HOLE ROAD**  
COYLTON

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

**A beautifully presented modern detached villa providing deceptively spacious accommodation over two levels and set in generous gardens with a lovely country outlook to the rear.**

Number 46 an impressive detached villa perfectly suited to the family market with extensive accommodation arranged over two levels and a fantastic position on the edge of the village with far reaching views to the rear across rolling farmland with the Arran skyline in the distance. The property extends to 7 principle apartments with a stylish semi open layout on the ground floor creating fantastic entertaining space.

Features and benefits include a modern fitted kitchen (integrated appliances, centre island and Butchers Block work tops), luxury four piece family bathroom, double glazing, gas central heating with a 'Worcester' boiler, neutral decoration and quality floor coverings.

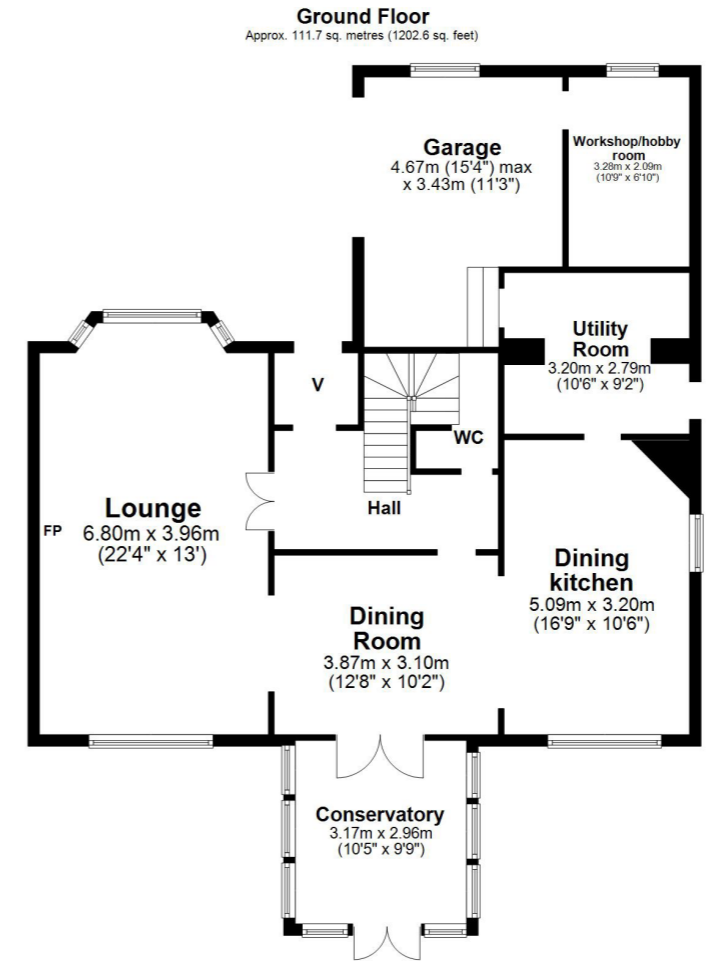
In summary the accommodation extends to, on the ground floor, a vestibule, broad reception hallway with two piece wc off, bay windowed lounge room, dining room open plan to the fitted dining kitchen, conservatory and useful utility room. Off the utility room there is access to the integral garage (automatic up and over door) with workshop/hobby room off. Upstairs there is a spacious landing, four double bedrooms and a four piece family bathroom. The master bedroom suite includes a dressing room and three piece en-suite shower room. Two of the other three bedrooms feature fitted wardrobes.

Externally the front garden is laid to an area of lawn with block paved driveway providing parking space for several vehicles. To the side there is a generous area of lawn. The south facing rear garden is hard landscaped with patio areas, decorative pathways, shrubbery borders and deck.









Hole Road is a popular residential address within the highly popular village of Coylton with local amenities and around 6 miles from the centre of Ayr. The village provides shops, chemist, library, recreational/sporting facilities and an excellent primary school. The nearby town of Ayr provides a more comprehensive range of amenities including retail and supermarket shopping and rail link to Glasgow.

LA1099 | Sat Nav: 48 Overton Crescent, West Kilbride KA23 9HG

For the full home report visit [www.corumproperty.co.uk](http://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



C O R U M

Corum Ayr  
14 Beresford Terrace, Ayr, KA7 2EG

**Tel:** 01292 880 888

**Email:** [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)