



**71 MOUNT OLIPHANT CRESCENT**

AYR

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



c o r u m





**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A pristine family home situated within a popular residential area of Ayr, with landscaped garden grounds, ample monoblock off road parking and within walking distance of excellent schools and town centre amenities.**

71 Mount Oliphant Crescent is an immaculate and tastefully presented end terraced villa with first class decor throughout and good quality fixtures and fittings. This bright and spacious family home will appeal to a wide range of potential buyers, and is also situated within a popular residential area of Ayr, ideally placed for local schools and other amenities. The generous plot allows for ample monoblock off road parking to the front and large low-maintenance gardens to the rear that have been hard-landscaped.

In more detail, the internal accommodation extends to a welcoming entrance hallway, a spacious lounge with a feature fireplace, a fitted breakfasting kitchen with under stairs storage and a doorway out to the rear garden. On the upper floor there are two large double bedrooms, both with built-in wardrobes, loft access and a family bathroom suite with a shower over the bath.

Externally the front garden is laid with decorative aggregate and monoblock to allow off road parking for a number of vehicles, and there is access at the side round to the fully enclosed rear garden, which consists of a patio area, decorative pebbles, mature trees and a decked patio area.

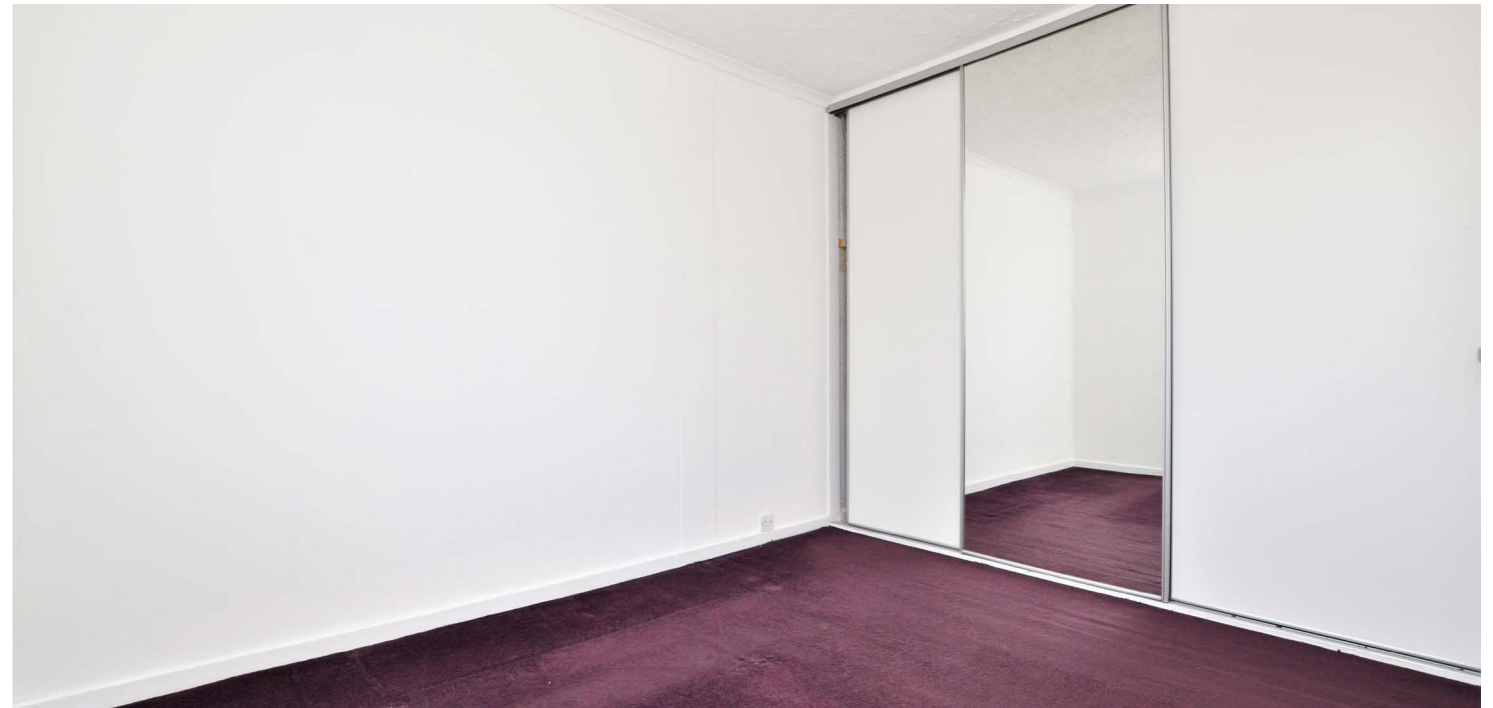








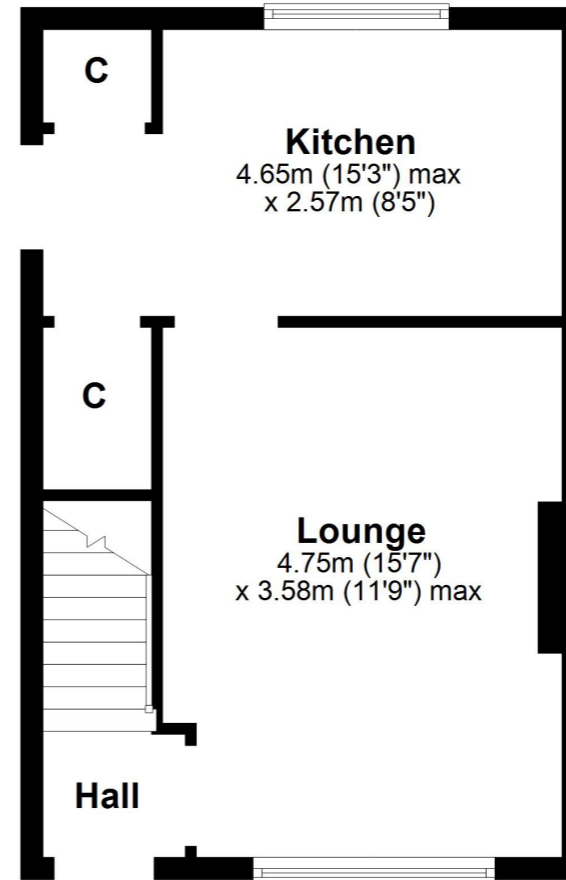






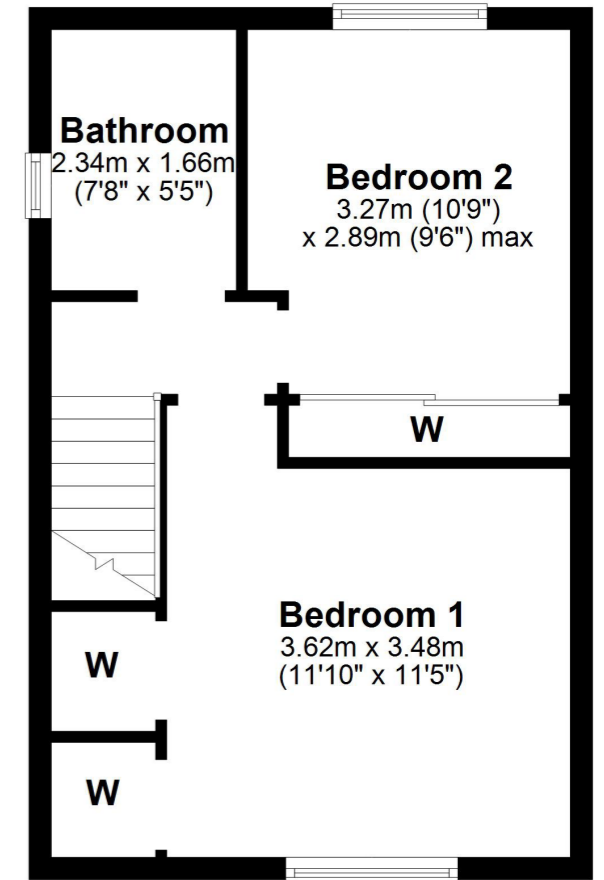
### Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



### First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



Ayr has all the amenities one would expect from a large coastal market town, including schools, shops, restaurants and bars, transport links to Glasgow and beyond, supermarkets and leisure facilities. The A77/M77 road network allows swift commuting via car or bus to surrounding districts and Prestwick International Airport, flying regularly to several destinations throughout Europe, is only around 8 miles distant.

**AY4089** | Sat Nav: 71 Mount Oliphant Crescent, Ayr, KA7 3DY

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



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)