



43A PARK CIRCUS

AYR

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c o r u m



2 | BEDROOMS

1 | BATHROOMS

3 | PUBLIC ROOMS

A beautifully presented traditional lower conversion with period features and generous room proportions located in one of Ayr's most admired residential addresses.

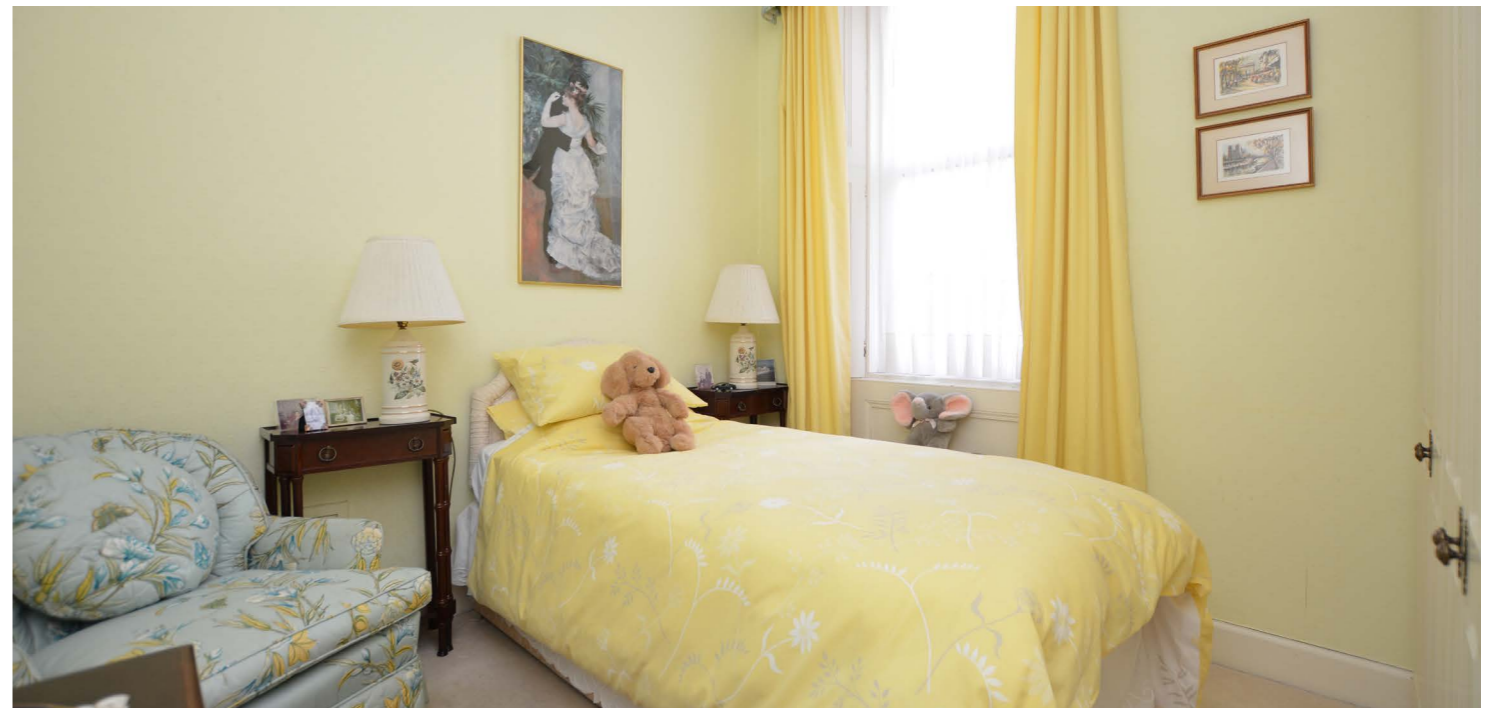
43A Park Circus is a most impressive traditional lower conversion with private entrance suited to a variety of potential purchasers with a bright and flexible layout. The property has been lovingly cared for by the current owner and retains a number of period features including detailed cornice work, original skirtings, doors and fireplaces. These are complemented by contemporary features including a modern fitted kitchen, double glazing, neutral decoration and gas central heating.

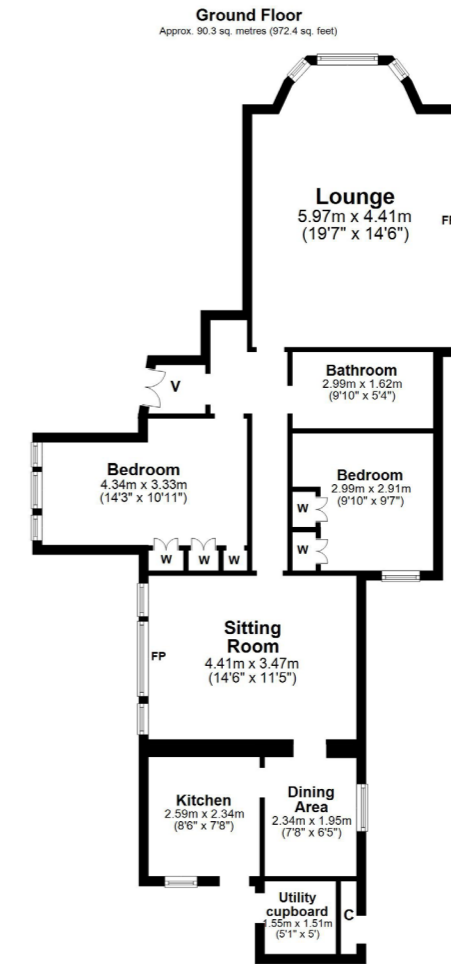
In summary the accommodation extends to an entrance vestibule and reception hallway, front facing bay windowed lounge, sitting room, modern fitted kitchen, dining room, two bedrooms (both with fitted wardrobes) and three piece bathroom.

Externally the front garden is laid to lawn with shrubbery borders. The rear garden is laid to decorative chips with patio area, driveway and garage. The garage is accessed via gates on Bellevue Street. In addition there is an external utility/store and separate cupboard.









Total area: approx. 90.3 sq. metres (972.4 sq. feet)

Park Circus is one Ayr's most admired residential addresses, a long tree-lined street which runs from Bellevue Street to Racecourse Road. Number 43A occupies an enviable position at the town end adjacent to St Andrews Church within close proximity to a wide range of amenities and the railway station linking to Glasgow.

AY4119 | Sat Nav: 43A Park Circus, Ayr, KA7 2DJ

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.

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