

4A & 4B
Monument Road

AYR



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6 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

An outstanding traditional sandstone detached villa with charming attached mews cottage set in extensive grounds and within walking distance of Ayr town centre.

This distinctive period home presents an incredible opportunity to acquire a large family house with separate mews cottage surrounded by extensive gardens. The property sits deep within a large plot and enjoys a prominent position within walking distance of a wide range of amenities.

The subjects are presented to the market in superb condition. The focal point of the house is a stunning open plan designer kitchen with island unit and a dining area which has access to the rear garden. The interior is styled to professional standard and the first class specification perfectly complements the traditional features of the original house.

In terms of accommodation the main house offers spacious apartments across two levels which include entrance vestibule, grand reception hall, Cloaks/ WC, formal bay window lounge, famith/tv room, stunning 30’ modern dining kitchen with bifold doors and useful utility.

Upstairs a spacious upper landing leads to four double bedrooms, two of the bedrooms have en suite facilities and there is a separate modern shower room.

The mews cottage has its own separate entrance with reception hall, lounge/kitchen, two bedrooms and bathroom. Although the cottage is currently utilised as a furnished holiday let this property could easily be reintegrated into the main house to create a larger home if required.

Outside the garden grounds include a large tarmacadam drive to the front which offers private parking and hard standing for multiple vehicles. There is an extensive enclosed garden to the rear with good size lawn and mature borders. The mews cottage has its own front and rear landscaped gardens.









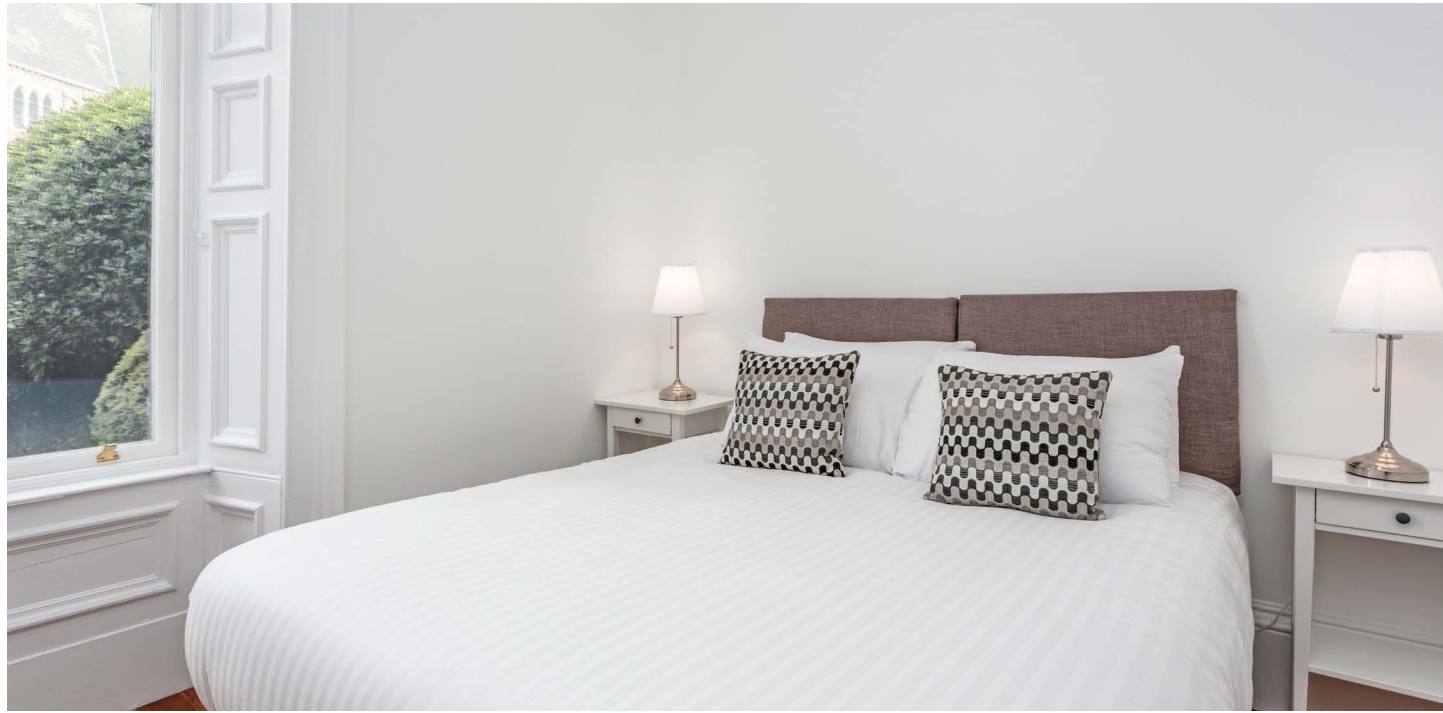
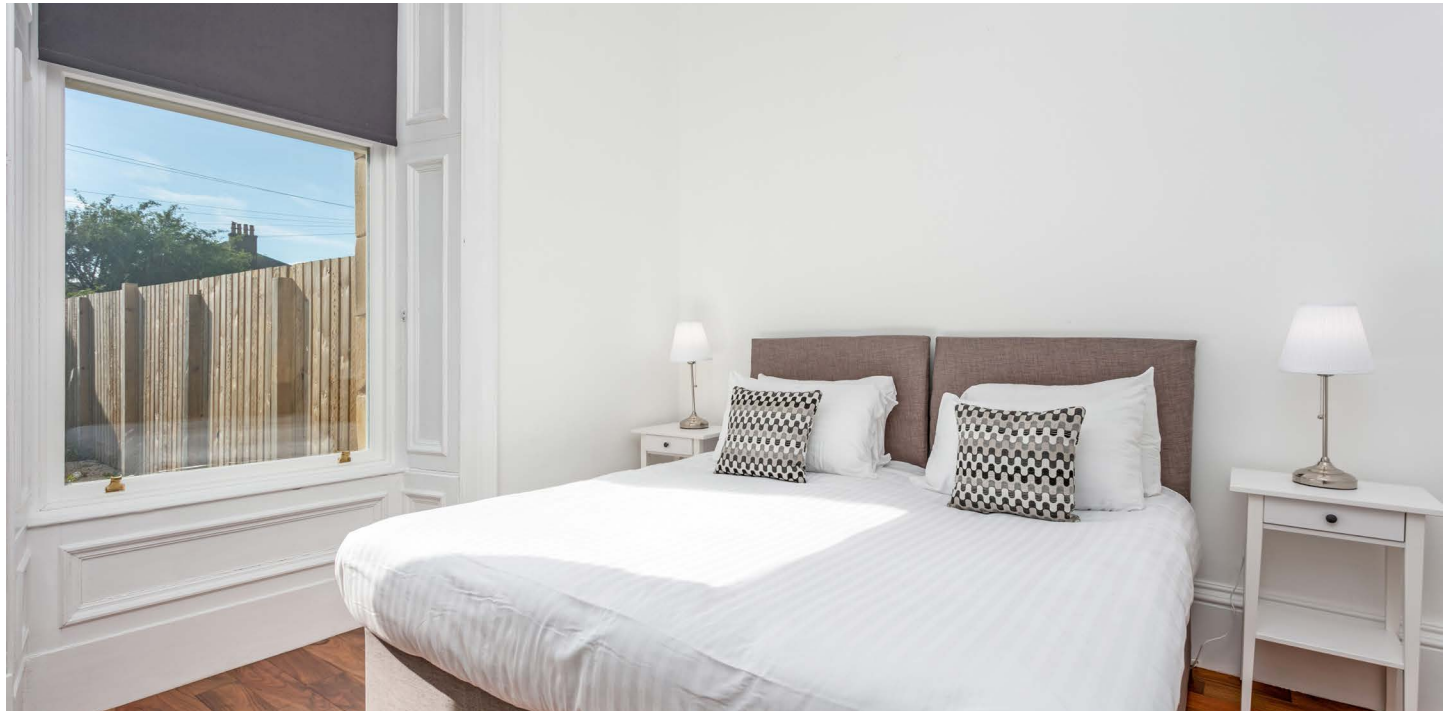


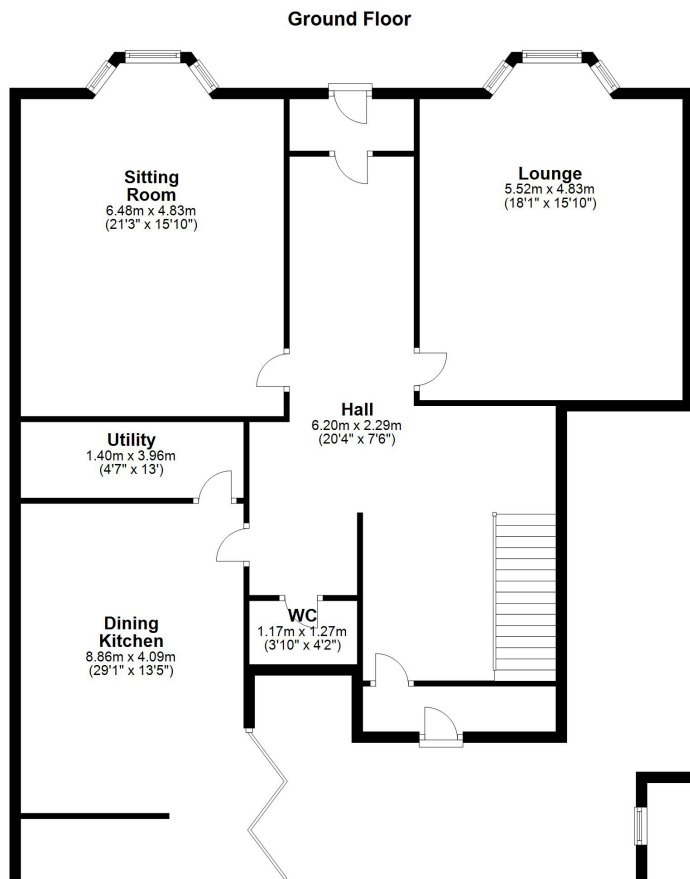




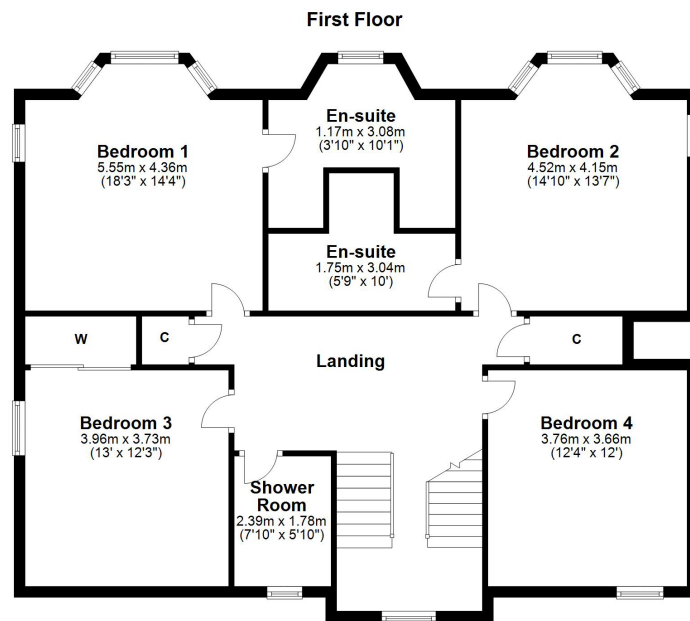




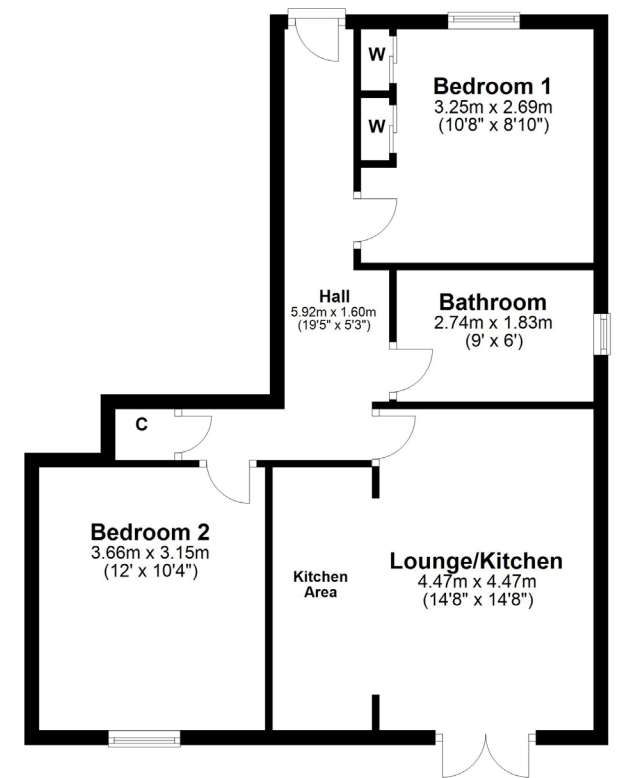




4A MONUMENT ROAD



4B MONUMENT ROAD



Local Area

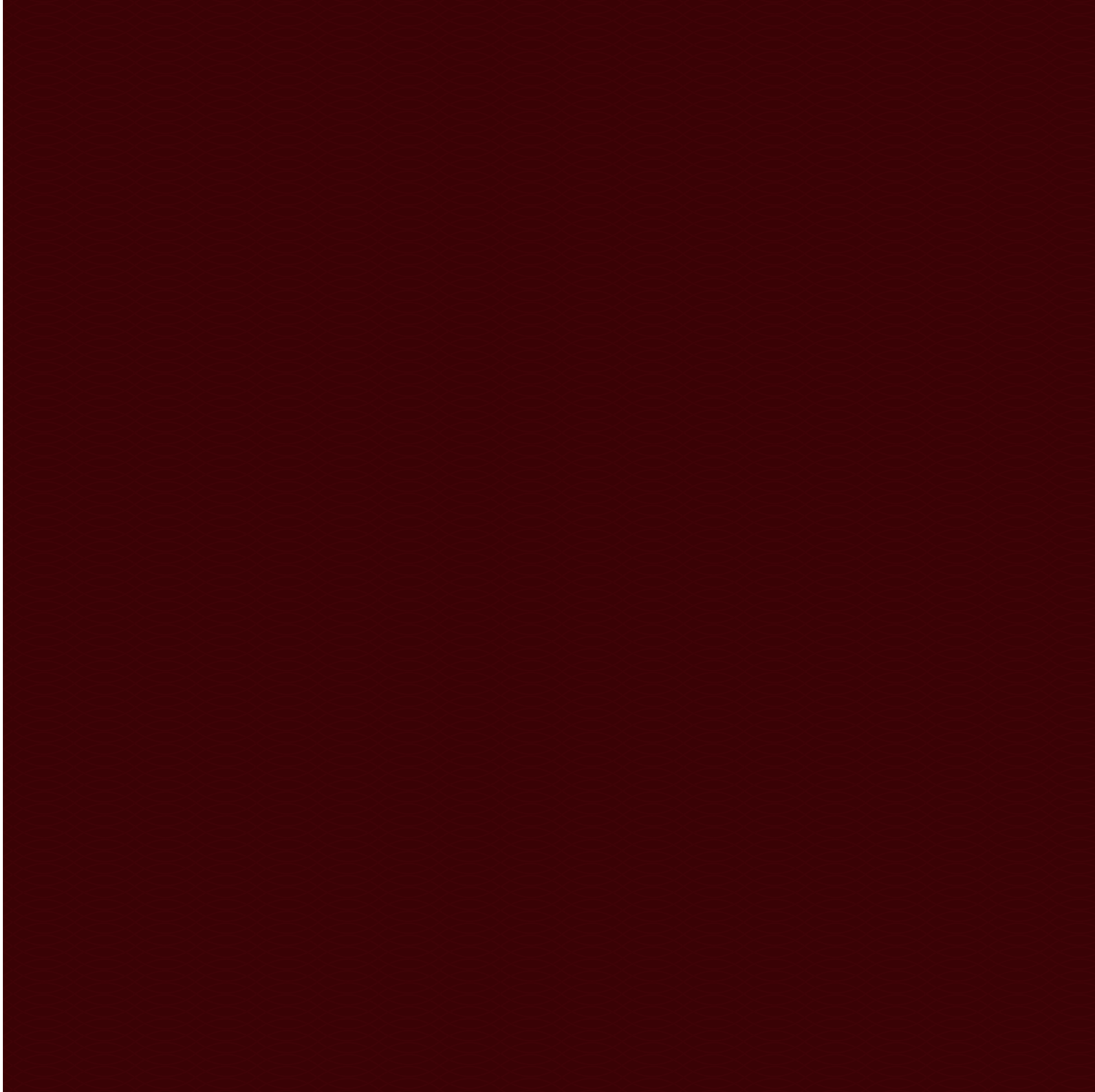
Monument Road is perfectly positioned for access to Ayr town centre which offers a comprehensive range of amenities including a wide range of cafes and restaurants, supermarket and retail shopping, transport, and recreational facilities.

Local Area

From the agent's office in Beresford Terrace proceed south on Carrick Road. Continue ahead into Monument Road and 4A & 4B are on the right-hand side.

AY3527 | Sat Nav: 4 Monument Road, Ayr, KA7 2RJ

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





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