



46 FALKLAND PARK ROAD

AYR

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c o r u m



3 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

A substantial, traditional, semi-detached villa with unique separate cottage in close proximity to the station, beach, shops, schools and a wide range of amenities.

This traditionally built, sandstone fronted, semi-detached villa has well proportioned, spacious accommodation and a flexible layout. It is situated in a quiet area and overlooks a communal green, which is ideal for children playing or dog walking, and has a well-established garden to the rear. The property, while requiring modernisation, represents a rare opportunity to acquire and customise a substantial family home with a unique separate cottage which could be perfect for teenagers, relatives or Airbnb.

Property features include a fitted kitchen, well-proportioned apartments, cornice work, a carved balustrade, double glazing and gas central heating with a 'Worcester' boiler.

The accommodation on the ground floor extends to an entrance vestibule; reception hallway; front-facing, bay windowed lounge; dining room; open plan dining kitchen; large garden room; four piece bathroom and utility area. Upstairs has two further double bedrooms and a single/nursery bedroom.

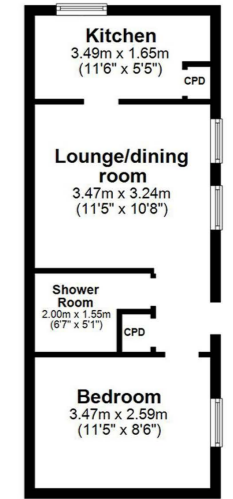
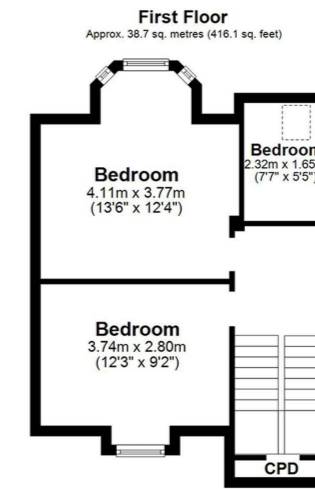
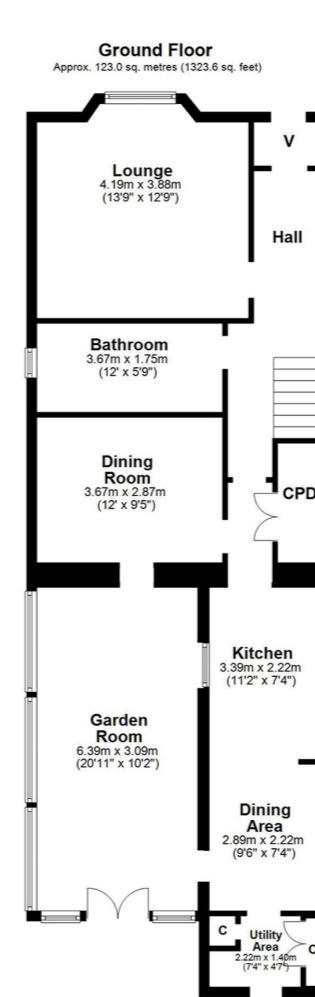
Externally to the front there is driveway parking with a shrubbery border and a side pathway to the house rear. The enclosed back garden is predominantly laid to lawn with a patio area and mature, well stocked, shrubbery borders. The two garden sheds will be included in the sale.

The detached cottage is to the rear of the main property and comprises of a hall, lounge/dining room, fitted kitchen, double bedroom and shower room. In addition, it has double glazing and gas central heating with an 'Alpha' boiler. To the cottage front there is a patio area and shrubbery border.









Falkland Park Road is perfectly positioned for a wide range of amenities including the beach, shops, schooling, and the railway station at Newton on Ayr. This station, which links Ayr and Glasgow, is only one minute's walk from the property. Ayr town centre is close - only a short bus or car journey away - and provides a comprehensive range of amenities including restaurants, retail shopping, recreational facilities and links to nationwide transport.

AY4124 | Sat Nav: 46 Falkland Park Road, Ayr, KA8 8LL

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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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