



5 CURTECAN PLACE

AYR

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A charming detached villa presented in very good order with accommodation extending to seven principle apartments within a highly sought after and private location close to Ayr town centre.

Number 5 is an impressive family home which enjoys an enviable position surrounded by manicured gardens at the end of a short cul-de-sac off Chalmers Road. Internally there is deceptively spacious accommodation arranged over two levels and presented in very good decorative order.

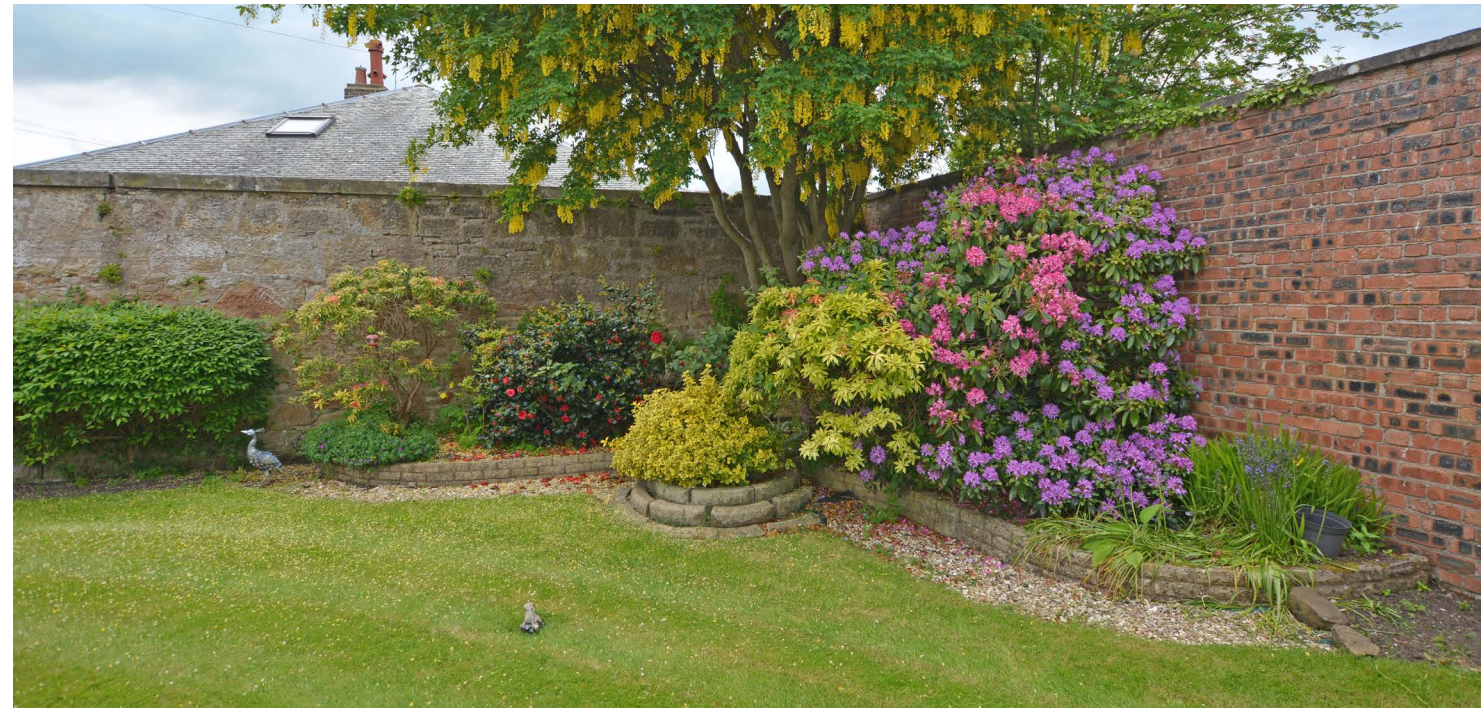
The property is perfectly suited to the family market however will equally suit clients seeking all on the level accommodation given the provision of a ground floor bedroom and adjacent shower room.

Features and benefits include a modern fitted kitchen with fitted breakfasting area, luxury four piece bathroom and separate three piece shower room, conservatory overlooking the front garden, fitted wardrobes in two upstairs bedrooms and attic cupboard in the remaining upstairs bedroom, gas central heating with a 'Scottish gas' boiler, double glazing, alarm system and neutral decoration.

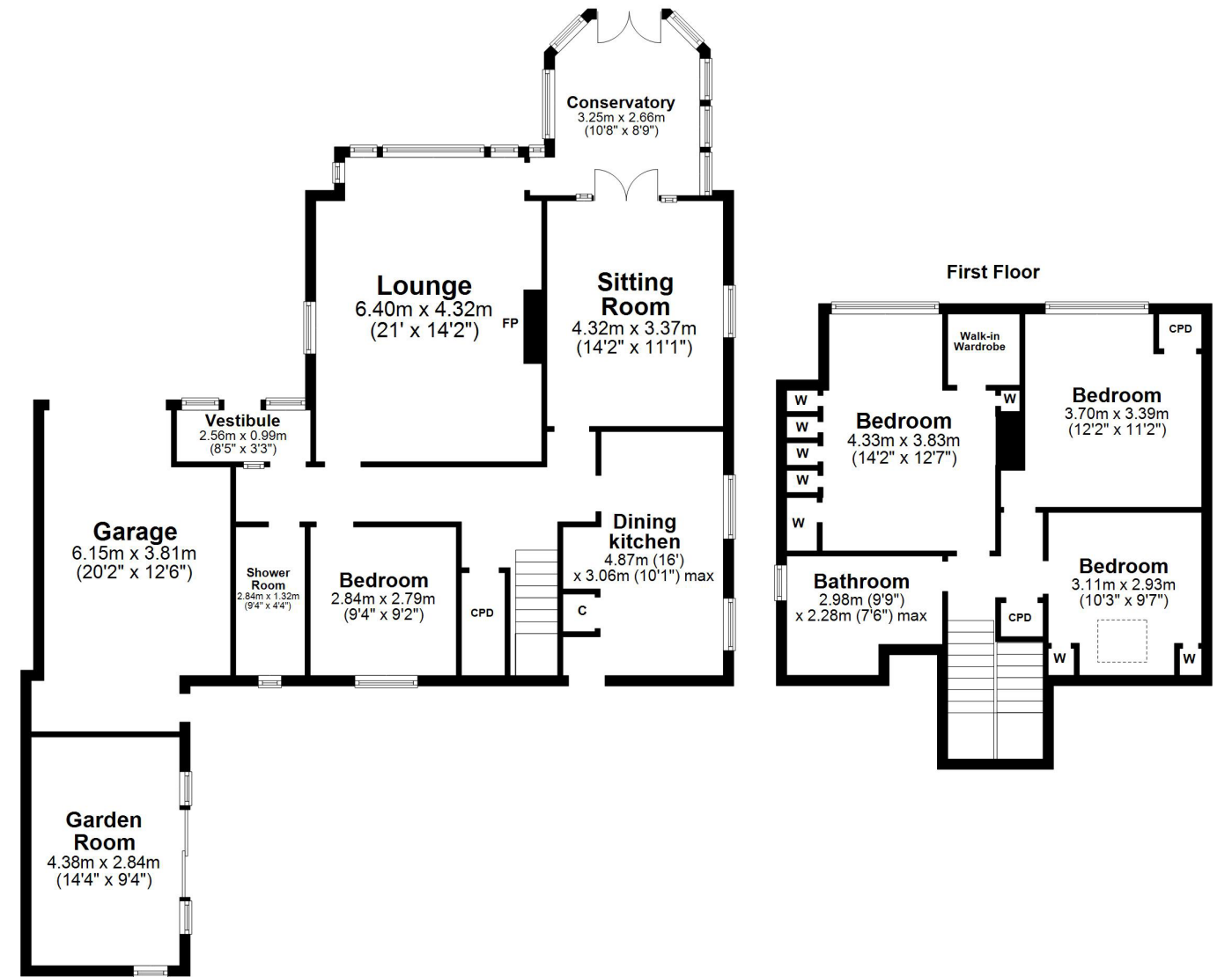
In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway with large understairs cupboard, front facing formal lounge with feature fireplace and door to the conservatory, sitting/dining room with double doors to the conservatory, modern kitchen with fitted breakfasting bar, downstairs bedroom and three piece shower room. Upstairs there are three further double bedrooms and a four piece family bathroom.

Externally the property enjoys a high level of privacy within manicured gardens which are a credit to the current owner. The property is approached via a gated entrance onto a private driveway providing space for several vehicles and culminating in the attached garage (with automatic front door and courtesy door to the rear garden). The front garden is laid to lawn with raised shrubbery border and patio. The rear garden is predominantly laid to lawn with block paved pathways and patio area and both chipped and shrubbery borders. From the rear garden there is access to the garden room which could be utilised as a home office/workshop etc if preferred. Included in the sale will be the garden shed.









Curtecan Place is a quiet residential cul-de-sac within one of Ayr's most sought after areas. The exact location of the property creates an unusually high level of privacy so close to the town centre and the comprehensive range of amenities it provides. These include retail shopping and boutique shops, restaurants, bars and mainline rail link to Glasgow.

AY4137 | Sat Nav: 5 Curtecan Place, Ayr, KA7 2RH

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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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Corum Ayr
14 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk