



**4 MARTNAHAM DRIVE**  
COYLTON

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A pristine and modern example of a detached bungalow, set in the popular village of Coylton, offering excellent on-the-level living space set in large garden grounds, with the addition of a garden room/ studio with light and power.**

Martnaham Drive is a popular address, located within a sought-after residential area of Coylton, close to the excellent primary school and a short drive from the seaside town of Ayr. Number 4 is an impressive detached bungalow that will suit a range of prospective buyers, with an attractive modern, open plan interior and flexible on-the-level accommodation. There are three bedrooms, ample storage, including a utility/ W.C, bright, neutral decor and a luxury dining kitchen and family bathroom. There is a driveway to the side, a generous garden at the rear and a detached garden room with light and power that is currently utilised as a home studio.

In more detail, the internal accommodation extends to an entrance hallway with a storage cupboard, a W.C/ utility cupboard, a spacious lounge open plan into a family dining kitchen, with French doors leading out to decking at the rear and open into the roof void for additional light and storage, a luxury family bathroom suite and three bedrooms.

Externally there is a garden to the front, with lawn, paved pathways and decorative shrub borders. There is a driveway to the front and side and gated access round to the enclosed rear garden, which is laid with lawn, a decked patio area, mature trees, decorative shrubs and a garden room with light and power.





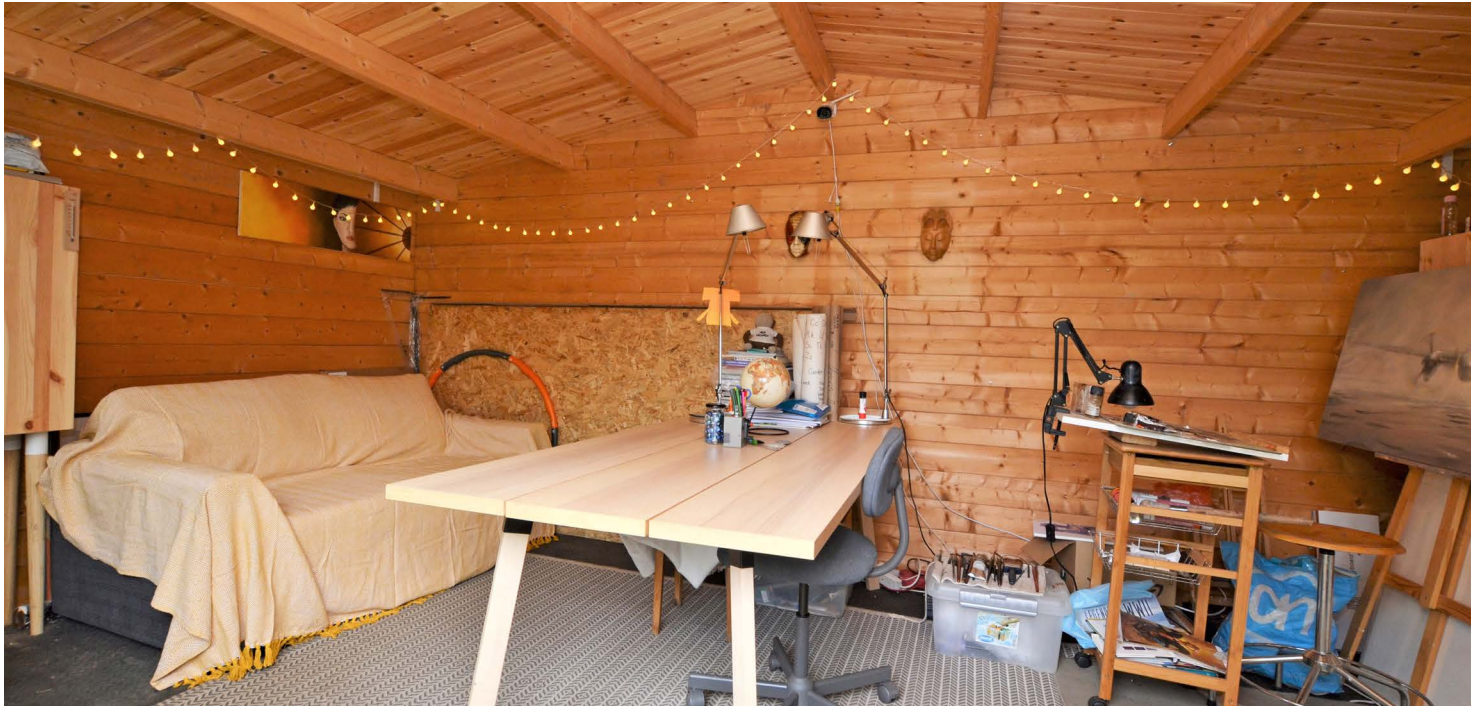




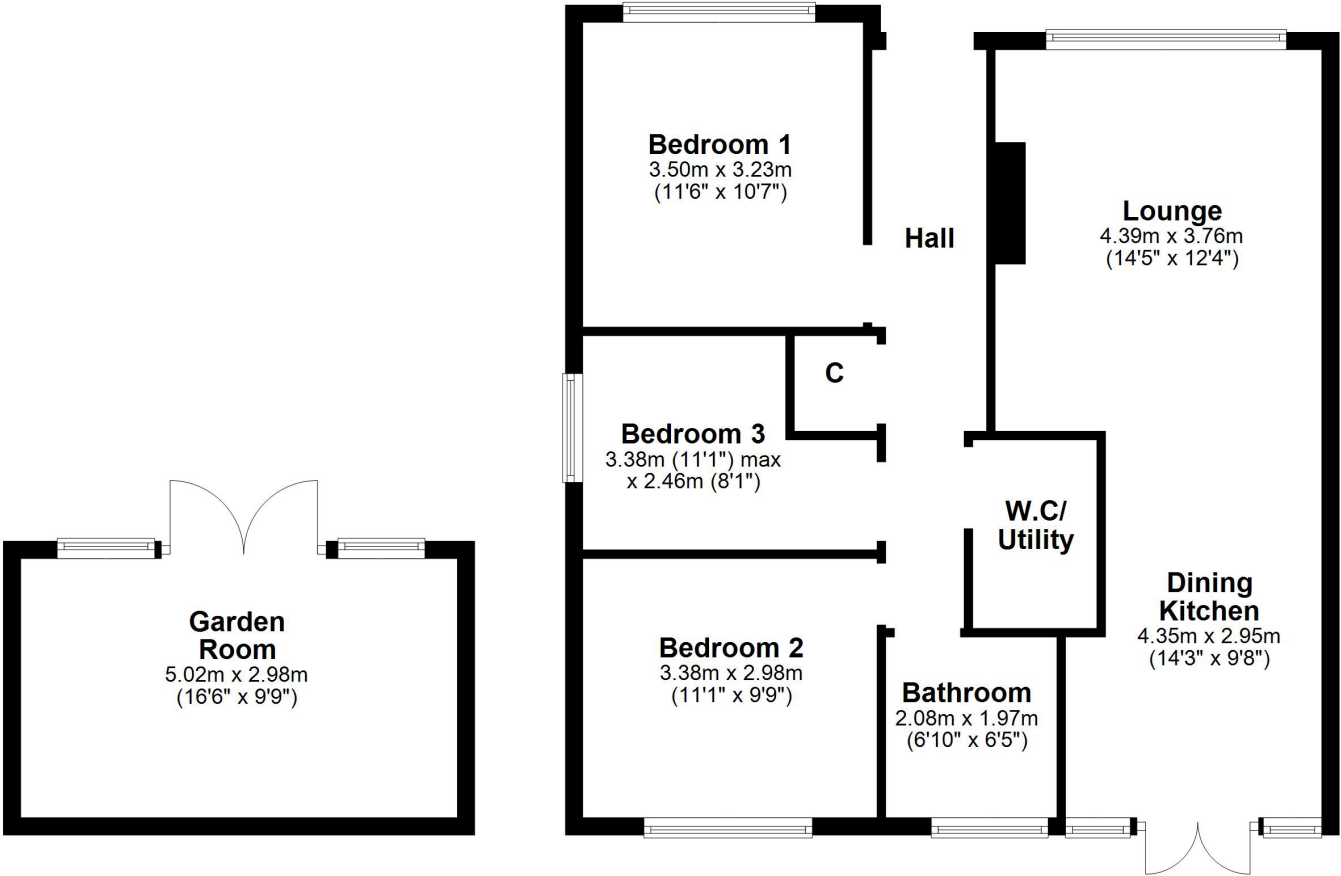








Floor Plan



Coylton benefits from a number of local amenities, including an excellent primary school, local shops and bus links into Ayr. The market town of Ayr has additional amenities, including shops, primary and secondary schooling, rail links to Glasgow and beyond, restaurants and bars, supermarkets and leisure facilities. Coylton is around 4 miles from the A77, which links to the M77.

AY4161 | Sat Nav: 4 Martnaham Drive, Coylton, KA6 6JE

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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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