



**ELMWOOD, 44 CASTLEHILL ROAD**

AYR

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**4 | BEDROOMS**

**3 | BATHROOMS**

**4 | PUBLIC ROOMS**

**A much admired traditional semi-detached villa centrally positioned within generous, well stocked gardens with detached double garage close to the town centre.**

Elmwood is a Victorian semi-detached villa which represents a rare opportunity to acquire a substantial family home close to Ayr town centre and the railway station.

The property has been lovingly cared for and maintained by the current owner and retains an abundance of period features which are complemented by modern fixtures and finishes resulting in a wonderful family home. Traditional features include intricate cornice work, original doors and skirtings, bay window formations in the lounge and dining room, wrought iron balustrade and period fireplace in the lounge.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway, lounge, dining room, sitting room with door to the rear garden, fitted kitchen, garden room, utility room and shower room. Upstairs there are four generous double bedrooms (one with en-suite shower room). Completing the accommodation is a tiled three piece bathroom. The floored and lined loft room (18'3 x 15'9) is accessed via a permanent stair off the landing and is used as a games room.

Externally the property is entered via wrought iron gates onto a chipped driveway which continues to the side of the property and culminates in the detached double garage (17'7 x 14'3). The gardens are a credit to the current owner with well stocked shrubbery borders, flowing lawns, mature trees including various fruit trees and patio areas.









The property is perfectly placed close to a wide range of amenities including both Primary and Secondary schooling and local shops while Ayr town centre is close by and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas within five minutes walk.

**AY4164** | Sat Nav: Elmwood, 44 Castlehill Road, Ayr, KA7 2JA

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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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