



8 QUEENS TERRACE

AYR

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6 | BEDROOMS

6 | BATHROOMS

3 | PUBLIC ROOMS

An exemplary and substantial, beautifully presented end-of-terrace Georgian townhouse with flexible, family sized accommodation arranged over three levels and generous, landscaped gardens adjacent to the seafront and town centre.

This is a rare opportunity to acquire this spacious home with fabulous views across the Firth of Clyde to Arran and along the coast towards the Heads of Ayr.

Number 8 is an exemplary and deceptively spacious Georgian end-of-terrace townhouse. Set within one of Ayr's most admired terraces.

The property has been comprehensively upgraded and modernised by the current owners resulting in a luxurious family home, finished to a beautiful & very high standard throughout and provides bright, spacious and flexible accommodation.

The property offers first class accommodation over three levels & seamlessly combines stylish & luxurious living with exceptional period charm.

It is sure to delight a vast array of purchasers throughout the market particularly families looking for their "Forever" home.

Potential purchasers should note the property has planning permission approved for a kitchen extension as well as a one bed studio flat at the bottom of the garden.

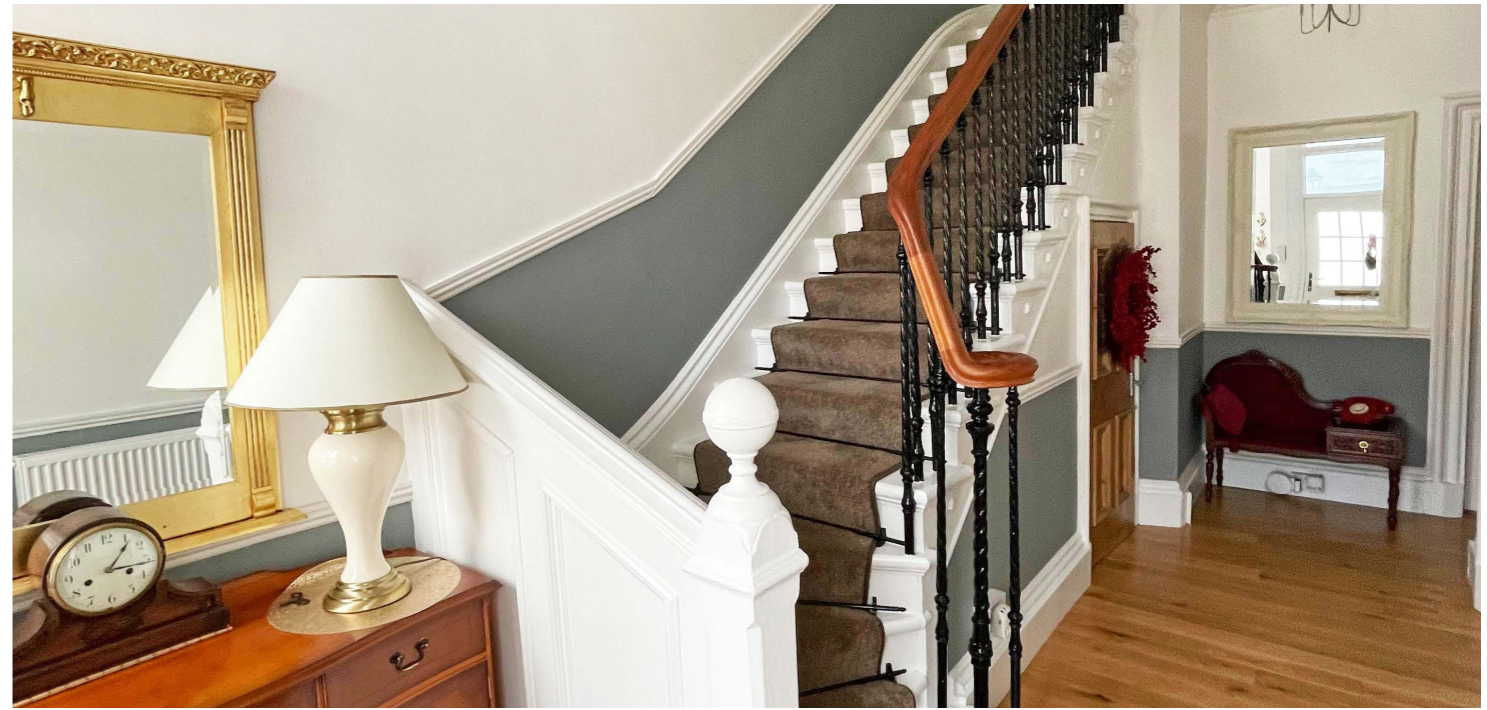
The upgrading and modernisation works include a new roof with guarantee, two combi boilers and radiators, electrics overhaul, wood-burning stove in the lounge, bathroom fittings including a Spa bath, carpets, light fittings and chandeliers, PVC front door, oak flooring throughout the ground floor. Retained period features include intricate cornice work, original wrought iron balustrade, fireplaces, picture rails, high ceilings and generous room proportions.

In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, bay windowed lounge semi open plan to the dining room, fitted kitchen, utility room, sitting room/bedroom 6 with en-suite and conservatory overlooking the rear garden. On the first floor there are three bedrooms, the master bedroom having a generous sized family bathroom with jacuzzi bath, the remaining two rooms with en-suite shower rooms. On the second floor there are two further double bedrooms both rooms benefiting from having large shower rooms.

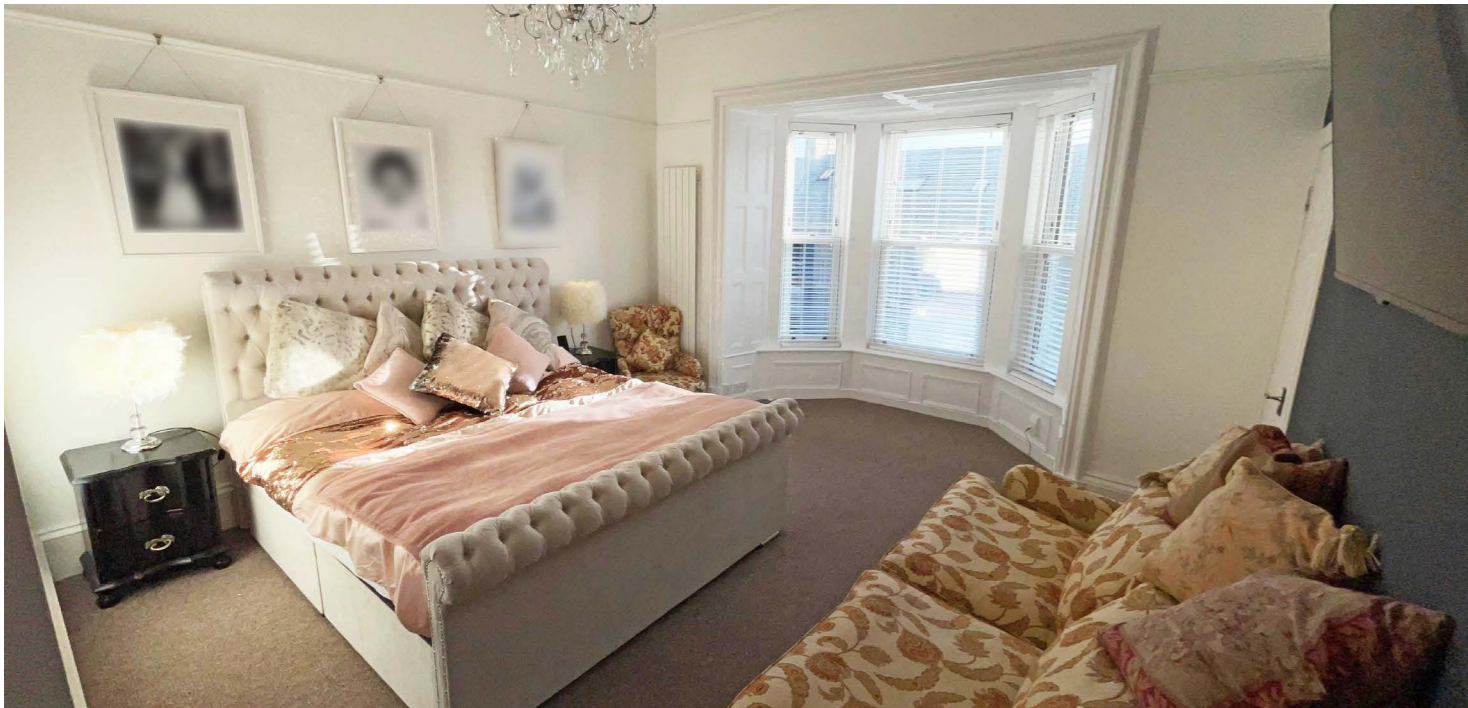
Externally there is a small garden to the side. The fully enclosed and family friendly rear garden has been landscaped and is predominantly laid to lawn with patio area and driveway and garage to the rear.





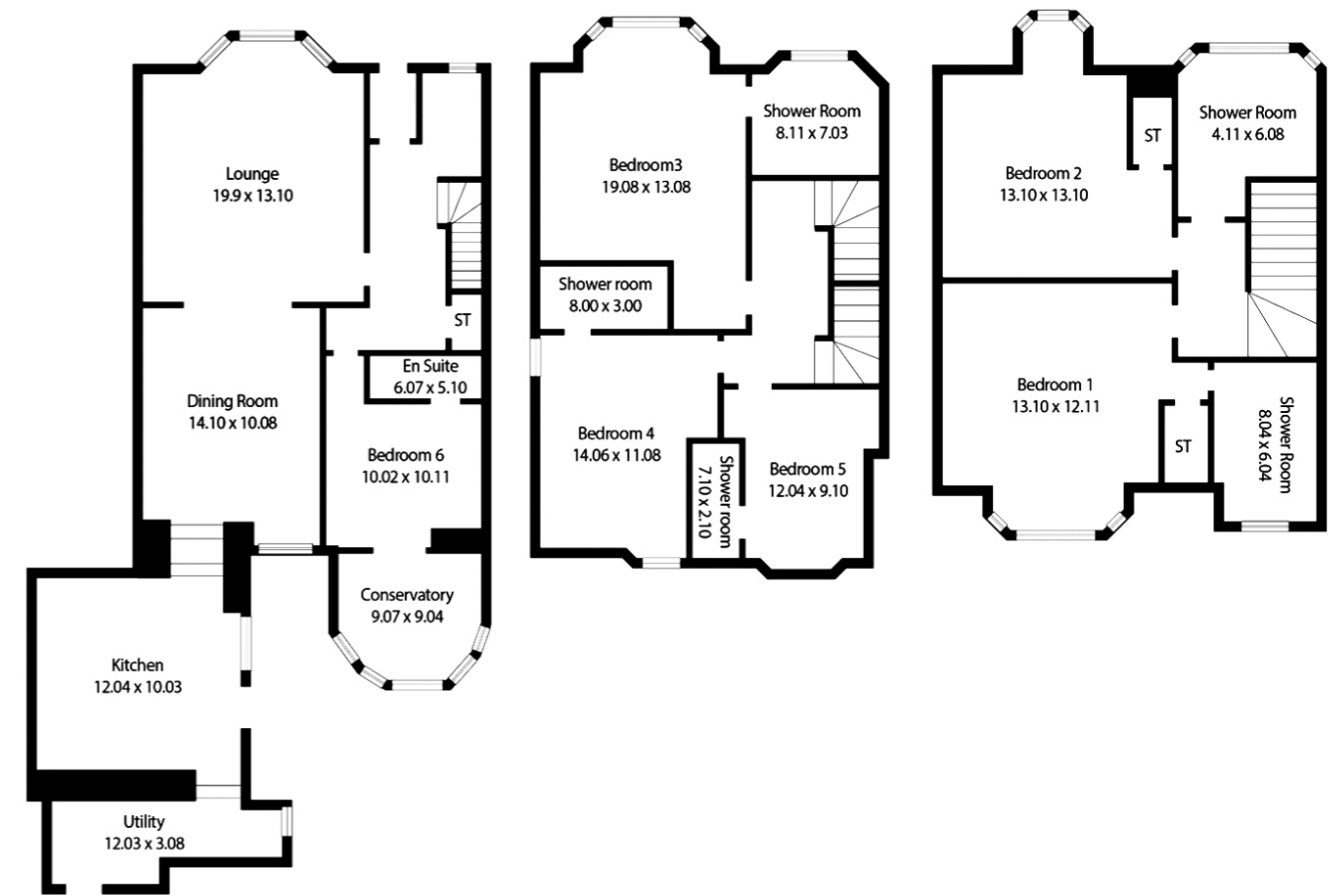












Queens Terrace is home to a number of fine traditional residences and perfectly placed for the sea-front, beach, Citadel leisure centre and town centre which offers an extensive range of amenities and recreational facilities including excellent schooling, shops and restaurants. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

AY4163 | Sat Nav: 8 Queens Terrace, Ayr, KA7 1DU

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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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