



**17 HOLMSTON ROAD**

AYR

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

**A beautifully presented detached bungalow with an open outlook across public green space at the rear, landscaped gardens, a significant basement area and situated close to schools and town centre amenities.**

17 Holmston Road is ideally placed along one of Ayr's most popular addresses, within walking distance of the town centre, direct local bus links and a short distance from the A77/M77 road network. This fantastic detached bungalow offers to the market exceptionally well-presented living spaces and a wealth of on-the-level accommodation that will appeal to a range of buyers, with luxury finishings and tasteful, neutral decor throughout. There are also elevated views from the rear windows and the rear garden across the wooded River Ayr Way and gorgeous gardens that are hard-landscaped and highlighted by a delightful range of a shrubs and foliage to the front. The property also has a large basement area, with a utility area accessed by stairs from the hallway and a basement store accessed from the garden.

In more detail, the internal accommodation extends to an entrance vestibule, a bright hallway with loft access, a spacious lounge with a window to the front and a bay-window to the rear, a formal dining room that is open plan into a modern fitted breakfasting kitchen with a door to the side, a luxury fitted shower room suite and two large double bedrooms. Stairs from the hallway lead down to a large utility room that is plumbed for appliances and has a door leading out to the rear garden.

Externally the front garden has a gorgeous array of shrubs, decorative plants and trees, decorative aggregate and paved pathways. There is also a driveway allowing off road parking and a bicycle and bin store to the side. There is gated access at the other side of the property round to a fully enclosed and walled rear garden, with a summer house, a large decked patio area, decorative pebbles and a barbecue area.













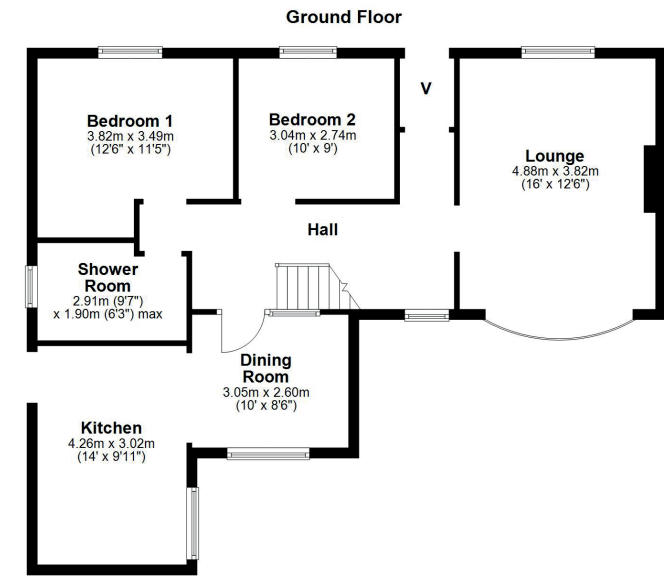
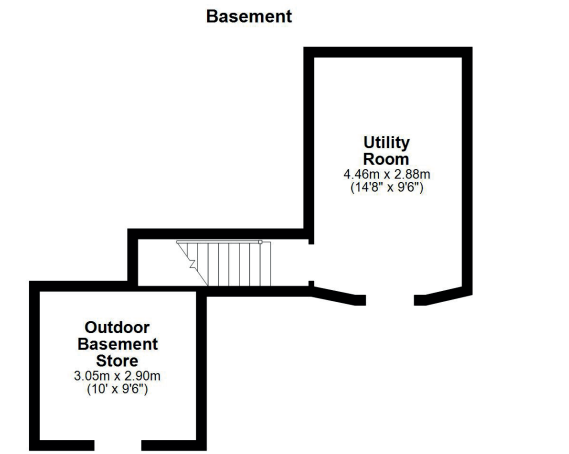












Holmston Road is a sought after residential address located within close proximity to a wide range of amenities including both primary and secondary schooling, shops and the A77/M77 linking to Glasgow and surrounding areas. The town centre is around 1.5 miles distant and provides a more comprehensive range of amenities including excellent supermarket and retail shopping, transport and recreational facilities.

AY4187 | Sat Nav: 17 Holmston Road, Ayr, KA7 3JH

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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