



**36 ARROL DRIVE**  
SEAFIELD

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A spacious and charming detached bungalow in the sought after Seafield area to the south of Ayr, with flexible on-the-level accommodation across four principal apartments and a prime location close to the seafront, the amenities of the town and Wellington School.**

Arrol Drive is a first class and popular residential address within Seafield in Ayr. Ideally positioned close to local amenities, bus links, schools and the seafront, this detached bungalow will suit a range of potential purchasers. This fantastic home offers on-the-level accommodation across four apartments and the ability to increase the living space into the loft area and out to the rear, subject to the necessary local authority consents. There is generous and well-tended enclosed garden to the rear, off road parking, fitted solar panels, and a modern fitted kitchen and shower room.

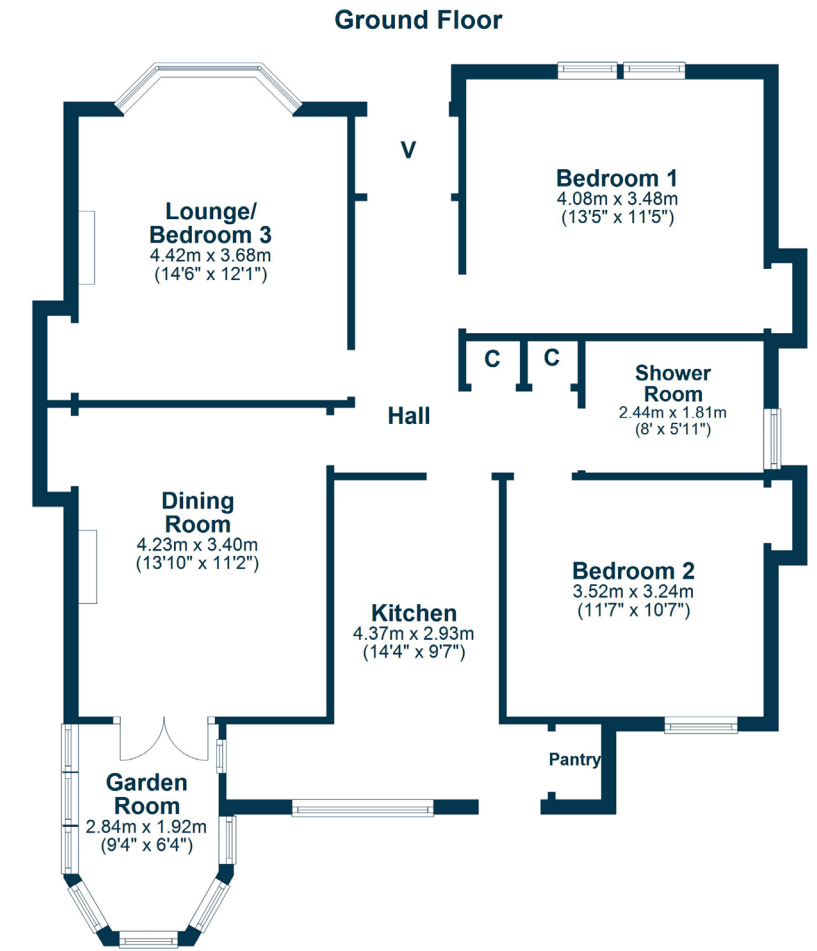
In more detail, the internal accommodation extends to an entrance vestibule, a spacious lounge with a feature fireplace, a sitting room/bedroom three which leads into a sun room at the rear, two further double bedrooms, a fitted kitchen and a modern fitted shower room. There is a storage cupboard in the hall and a cupboard that has a laddered hatch up to the loft space.

Externally, the front garden is walled and chipped, allowing off road parking, with decorative shrubs and barked borders. There is a gate at the side leading to a large enclosed rear garden, with a lawn area, a chipped area, a garden shed, decorative shrubs and a paved patio area.









Seafield is a popular area of the market town of Ayr, which a comprehensive range of local amenities, including schools, shops, restaurants and bars, transport links to Glasgow and beyond, supermarket and leisure facilities. Wellington School and the seafront are within walking distance.

**AY4555** | Sat Nav: 36 Arrol Drive, Seafield, KA7 4AQ

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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