



## 3 CRAIGWEIL PLACE

AYR

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A utterly charming traditional three bedroom detached villa set in lovely private gardens and perfectly situated within a stone's throw of Ayr's famous sea front and esplanade.**

This delightful property represents a rare opportunity to acquire a comfortable home within walking distance of the sea front. The subjects occupy a large plot and although a degree of cosmetic modernisation is required the underlying potential is significant.

The current layout is two reception rooms and three bedrooms however this can easily be configured to individual requirements therefore will appeal to a wide range of potential purchasers from the professional couple/family to those clients downsizing from a larger property.

In more detail the accommodation extends to entrance vestibule, reception hall, front facing bay windowed lounge, separate family/tv room, modern fitted kitchen, downstairs bathroom, three double bedrooms (one downstairs) second bathroom, large garage/workshop, gas fired central heating.

Externally the property is set in generous, level gardens. The front garden has a medium size lawn, shrubbery border and chopped driveway which leads to a single garage. The rear garden is enclosed with larger paved patio, two further lawned areas to and extensive mature borders with a variety of specimen plants and shrubs.





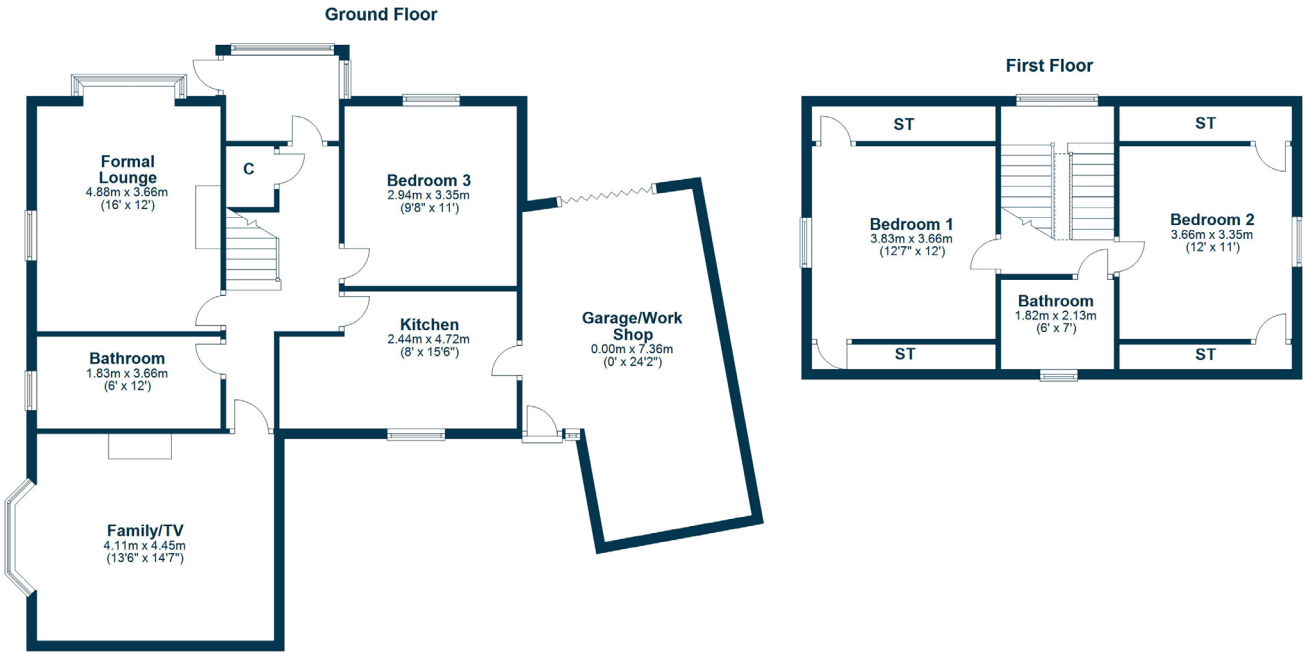












Craigweil Place is a first-class residential location within close proximity to the seafront, The Old Racecourse and Seafield stores. Ayr town centre is a short distance and provides a comprehensive range of amenities including supermarket and retail shopping, transport, and recreational facilities. There are excellent road and rail links to Glasgow city centre.

**AY4562** | Sat Nav: 3 Craigweil Place, Ayr, KA7 2XL

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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