



7 ST LEONARDS WYND

AYR

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4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

A stunning detached villa with large extension to the rear, excellent level of fixture and finish and beautiful gardens within a quiet cul-de-sac close to the town centre.

7 St Leonards Wynd is a modern detached villa offered to the market by the original owners and providing exceptionally stylish and spacious accommodation arranged over two levels perfectly suited to the family market.

Particular mention should be made of the wonderful extension to the rear creating a semi open plan kitchen/dining/family area with two sets of bi-folding doors onto the rear patio, a wonderful space for relaxing and entertaining.

The level of fixture and finish is high including a bespoke fitted kitchen (centre island, Granite work top's and integrated appliances), luxury sanitary ware, gas central heating, double glazing, alarm system, fitted wardrobes in all four bedrooms, quality floor coverings and neutral decoration.

In summary the accommodation extends to a welcoming reception hallway with two piece wc off, formal lounge with feature fireplace, sitting room, semi open plan kitchen/dining/family area and useful utility room. Upstairs there are four double bedrooms including a master bedroom with three-piece en-suite shower room. Bedroom two also features a three-piece en-suite shower room. Completing the accommodation is a three-piece bathroom with freestanding bath.

Externally the gardens are a particular feature of the property and a credit to the current owners. The front garden is predominantly laid to lawn with shrubbery borders and block paved driveway parking providing off street parking for several vehicles and culminating in the attached garage. The fully enclosed southerly facing rear garden has an initial large patio area, covered deck, generous lawn, mature trees and well stocked shrubbery borders.





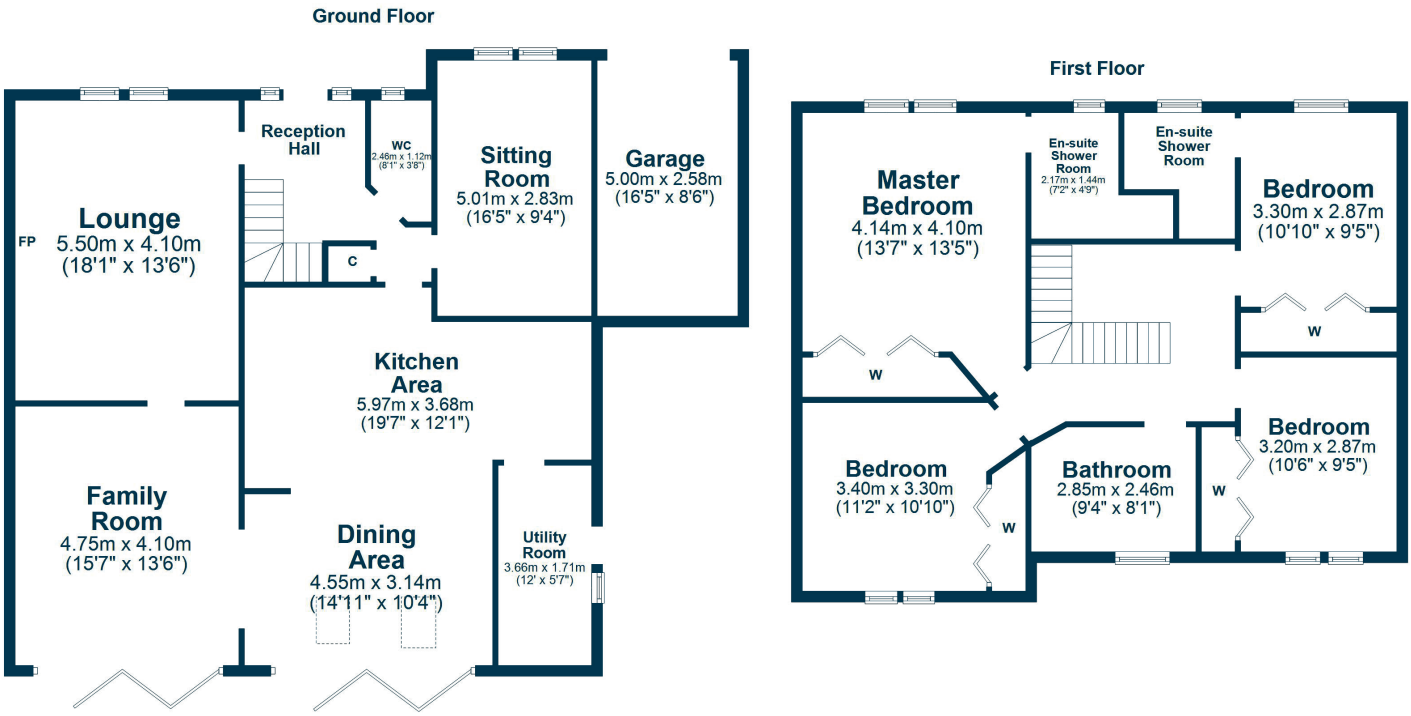












St Leonards Wynd is a stylish development of executive villas and quality apartments just off St Leonards Road and less than half a mile from the centre of Ayr which provides a comprehensive range of amenities including supermarket and retail shopping, transport links and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

AY4578 | Sat Nav: 7 St Leonards Wynd, Ayr, KA7 2PA

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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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