



12 BELLEVUE ROAD

AYR

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c o r u m



2 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A substantial traditional lower conversion which forms the entire ground floor portion of this handsome traditional townhouse perfectly situated at the fringe of Ayr town centre.

This distinctive property retains an array of original features and offers generous all on the level accommodation of around 1200 sq ft or thereby. It has a flexible layout which can be configured as two or three bedrooms as required.

The subjects enjoy generous room sizes and ceiling heights, which really accentuate the feeling of space. Indeed, the subjects are a rare opportunity to acquire a significant property within close proximity to a wide range of amenities.

The property will no doubt be of interest to the professional couple however given the facility of all on the level accommodation the property would equally suit those clients downsizing from a larger home.

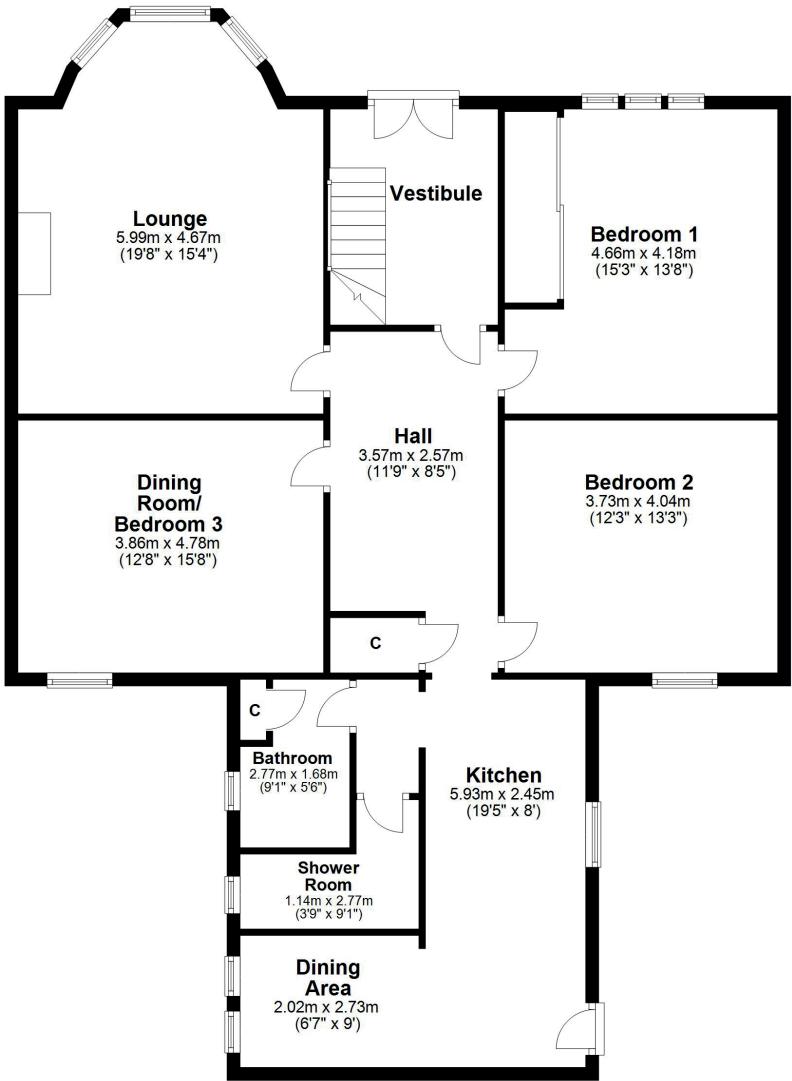
In more detail, the accommodation comprises entrance vestibule, grand reception hall, formal lounge with feature fireplace and press, separate dining room, two double bedrooms, modern fitted kitchen with separate dining area, modern bathroom, separate shower room, gas central heating.

Externally, there are easily maintained gardens to the front which comprise lawn, path, and shrubbery border. There is a common drying green to the rear and access to Bellevue Lane.









Bellevue Road is a first-class residential area located a short distance from Ayr town centre which offers a comprehensive range of supermarket and retail shopping, transport, and recreational amenities. The sea front and esplanade are also within walking distance.

AY4614 | Sat Nav: 12 Bellevue Road, Ayr, KA7 2SA

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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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