



34 WESTFIELD ROAD
SEAFIELD

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3 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

A deceptively spacious semi-detached villa providing beautifully presented accommodation, driveway parking, westerly facing gardens and perfectly located close to the seafront.

Number 34 is an impressive semi-detached villa suited to a variety of potential purchasers including families and given the provision of a downstairs bedroom and en-suite shower room, those clients seeking predominantly all on the level accommodation without compromising on space. Particular mention should be made of the large summerhouse in the rear garden which incorporates a kitchenette and could be utilised in a variety of ways including as a home office.

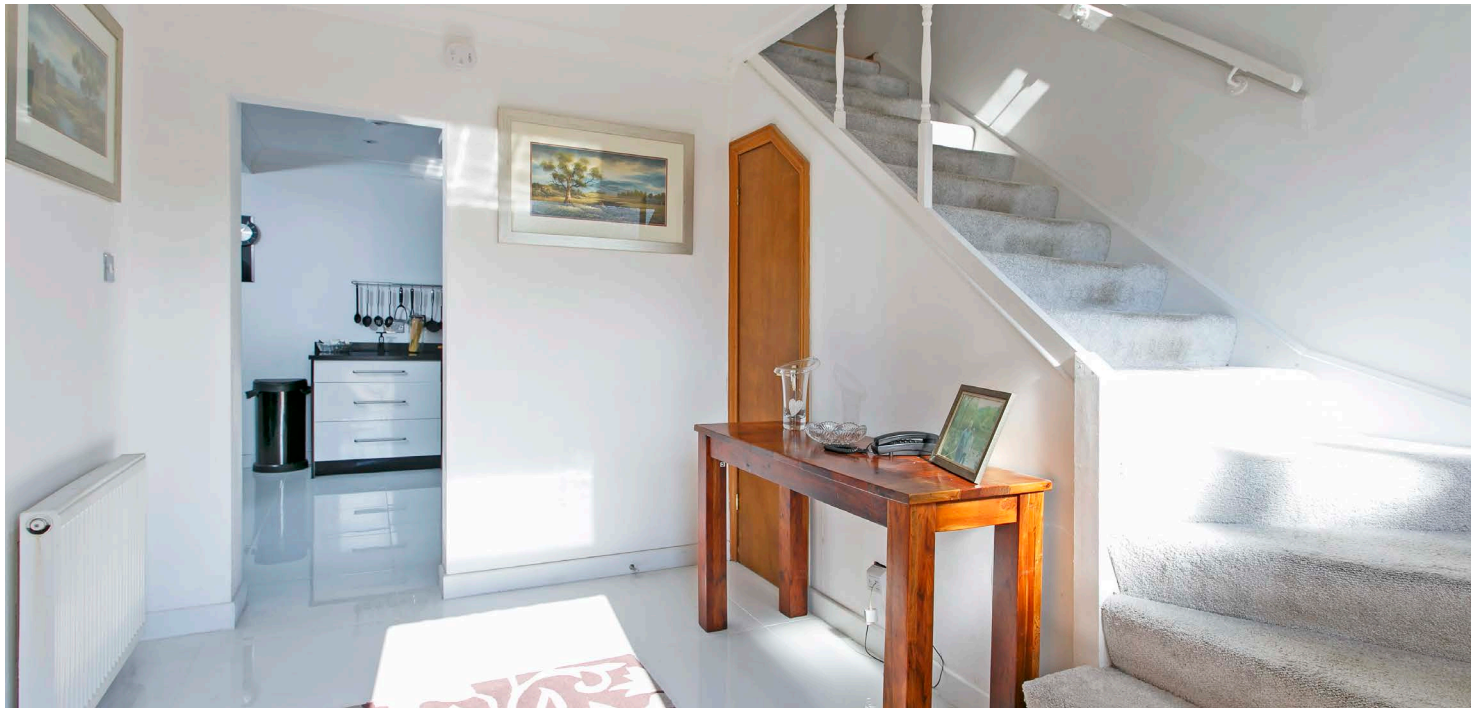
Further features and benefits include a modern fitted kitchen (integrated dishwasher and microwave, freestanding American fridge freezer, Range cooker and drinks chiller), quality floor tiling throughout the downstairs, luxury sanitary ware, double glazing, gas central heating with a 'Vaillant' boiler and a floored loft accessed via a pull down ladder.

In summary the accommodation extends to, on the ground floor, a broad and welcoming reception hallway, rear facing lounge with feature fireplace and double doors to the garden, modern fitted kitchen open plan to the dining area and a double bedroom with en-suite shower room. Upstairs there is a spacious landing used as a study area, two further double bedrooms (one with en-suite shower room) and a shower room.

Externally the property is set in good sized gardens with westerly aspects to the rear. The front garden is laid to block paving providing parking for several vehicles and continuing to the side culminating in the attached garage. The fully enclosed rear garden has also been hard landscaped and has an area of artificial lawn, decorative patio area, useful timber store attached to the garage and summerhouse/home office.

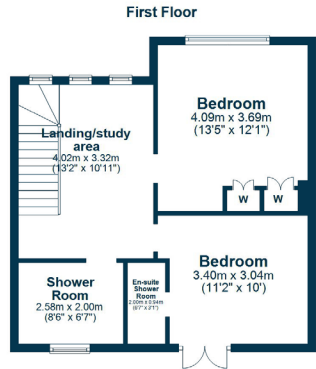
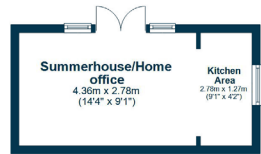
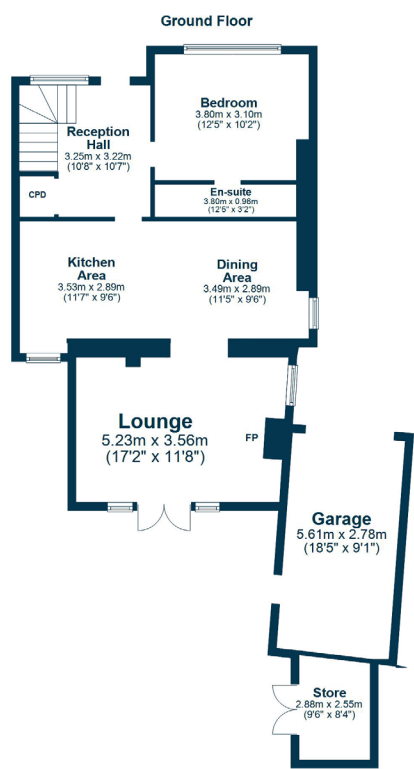












Westfield Road is a first class residential location within close proximity to the seafront, The Old Racecourse, Wellington School and Seafield stores which provides a Post Office and Pharmacy. Ayr town centre is around 1 mile distant and provides a more comprehensive range of amenities including supermarket and retail shopping and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

AY4605 | Sat Nav: 34 Westfield Road, Seafield, KA7 2XN

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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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