



**1 BELLEVUE CRESCENT**

AYR

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4 | BEDROOMS  
2 | BATHROOMS  
2 | PUBLIC ROOMS

**An extended traditional semi-detached villa in very good order and providing exceptionally spacious accommodation with a wonderful private garden perfectly positioned adjacent to the town centre.**

Number 1 is a traditional semi-detached villa which provides well-proportioned accommodation presented in very good order throughout. Particular mention should made of the glazed extension creating a fabulous dining kitchen overlooking the garden.

The property retains a plethora of period finishes which are combined with modern finishings resulting in a fantastic home particularly suited to the family market. Retained period features include intricate cornice work, generous room proportions, wrought iron balustrade and original doors and skirtings. Modern finishes include a wonderful fitted kitchen (centre island, integrated appliances and full length windows overlooking the rear garden and doors to the rear garden), three piece bathroom and four piece en-suite bathroom, quality floor coverings, gas central heating with an 'Ideal' boiler and neutral decoration.

In summary the accommodation extends to a vestibule, broad and welcoming reception hallway with two piece wc and cloaks cupboard off, front facing bay windowed lounge with feature fireplace, downstairs bedroom with four piece en-suite bathroom, sitting room and open plan dining kitchen with utility area and access to the integral garage. Upstairs there is a spacious landing with storage cupboard off, three further double bedrooms (two with fitted wardrobes space) and a spacious three-piece bathroom.

Externally the front garden is laid to low maintenance with chipped and shrubbery borders and a lovely silver birch tree. The fully enclosed and private rear garden is predominantly laid to lawn with well stocked shrubbery borders, chipped patio area and mature trees including two fruit trees, one producing cooking apples and the other producing cooking pears. The integral garage is accessed from Bellevue Lane and features an electric door.













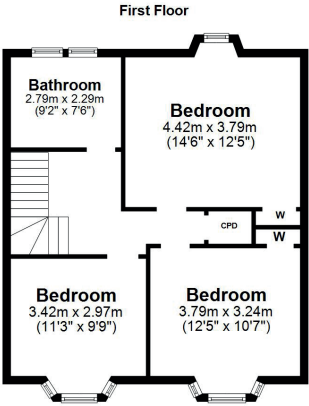
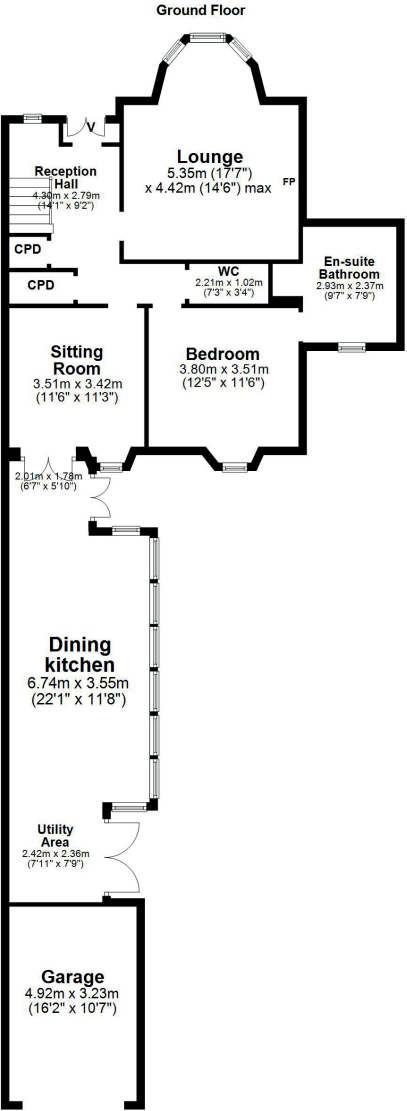












The property is positioned on the corner of Bellevue Street and Bellevue Crescent and therefore enjoys an unusually sizeable, private rear garden. Bellevue Crescent is a charming tree lined address and considered one of Ayr's finest residential locations. It lies just south of the town centre and a short walk to the seafront and low green. Ayr has excellent amenities including mainline rail link to Glasgow as well as a variety of retail shopping, schooling, transport and recreational facilities.

**AY4631** | Sat Nav: 1 Bellevue Crescent, Ayr, KA7 2DP

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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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