



**12 HOLLYBANK**  
MASONHILL

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**A beautifully presented and truly spacious detached family home in Masonhill, with private landscaped gardens, off road parking, a garage and an extended downstairs shower room that offers flexible living space.**

12 Holly Bank offers to the market an excellent opportunity to purchase an impressive extended detached villa in the popular Masonhill area of Ayr. Not only is this fantastic family home perfectly situated for access to all the main amenities of the town, including excellent schools, but it also has spacious and thoroughly modern flexible accommodation, generous garden grounds and a detached garage with light and power. The property has an extended breakfasting kitchen at the rear and an extended shower room on the ground floor that also has en suite access from the downstairs bedroom/ family room. There is gas central heating, double-glazing, off-road parking, and ample storage throughout. Viewing is highly recommended to appreciate both the prime location and the excellent living space on offer.

In more detail, the internal accommodation extends to an entrance hallway, a spacious lounge with log burner that leads open plan into a dining area with under stairs storage, an extended kitchen with a breakfast bar and two doors leading outside, one to the driveway at the side and one to the rear garden, a downstairs bedroom/ family room with French doors out to the garden, fitted storage, and en suite access into an extended shower room suite, which also has access from the hall. On the upper floor there is a landing with a storage cupboard, access into a floored attic, a family bathroom suite and two double bedrooms, both with fitted wardrobes.

Externally there are gardens to the front, laid with lawn and decorative borders, with a paved driveway that leads along the side to a garage, which has light and power. There is gated access at the side round to a fully enclosed rear garden, with lawn, a paved patio area and shrub borders.





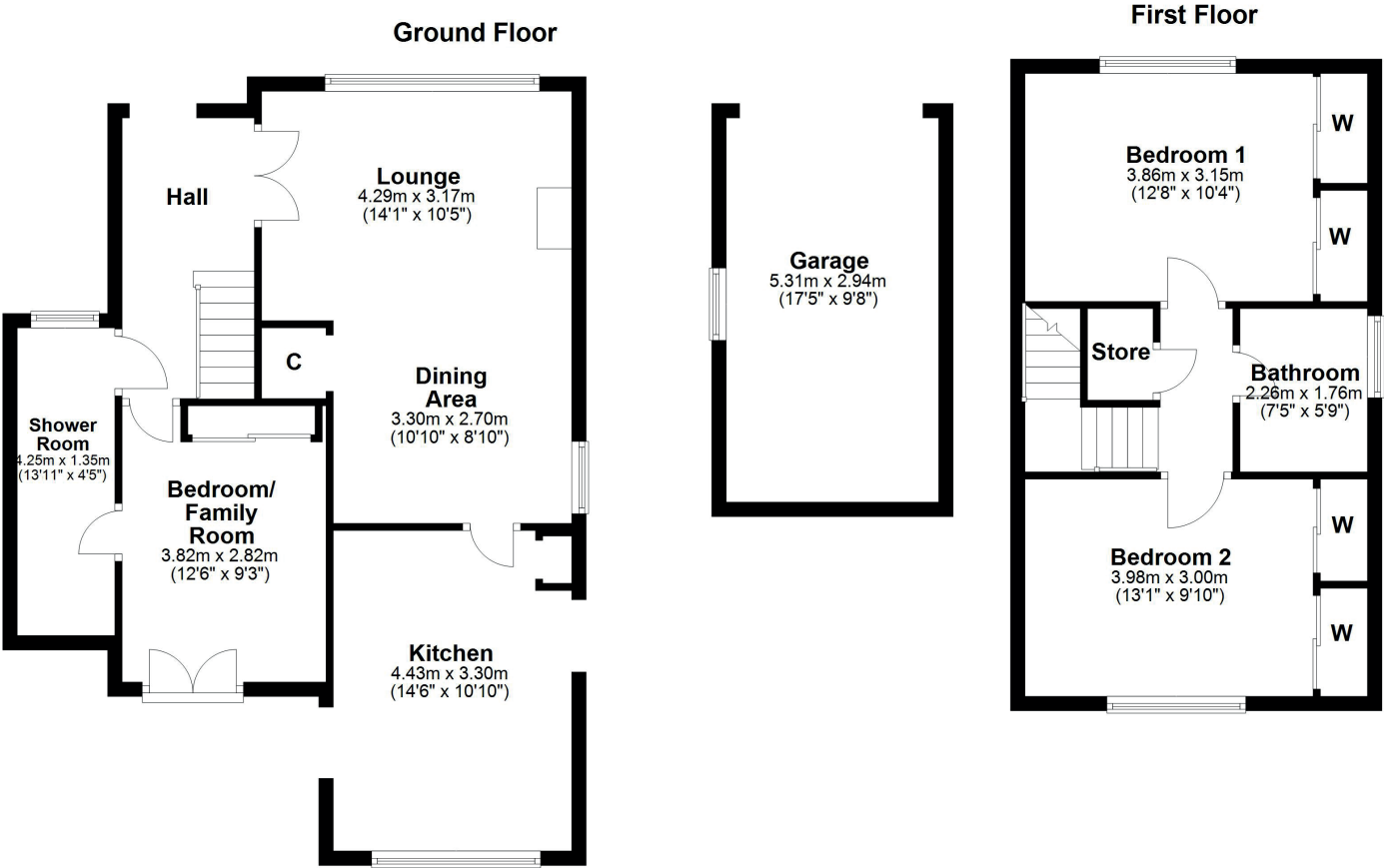












Masonhill is a popular residential area of Ayr and 12 Holly Bank occupies a first class position within it. The market town of Ayr has a comprehensive range of local amenities, including schools, shops, restaurants and bars, transport links to Glasgow and beyond, supermarkets and leisure facilities.

**AY4633** | Sat Nav: 12 Hollybank, Masonhill, Ayr, KA7 3PW

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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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