



40 HAWKHILL AVENUE

AYR

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3 | BEDROOMS

1 | BATHROOM

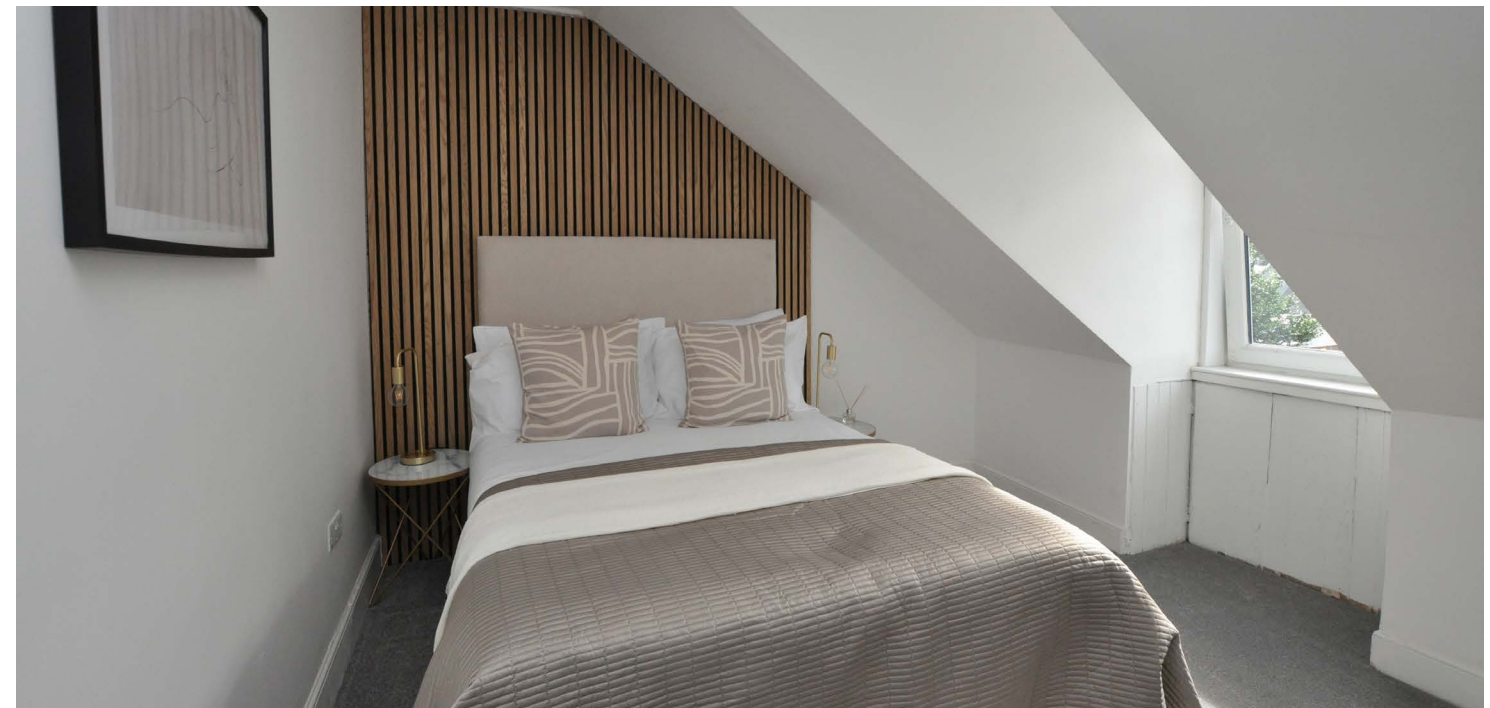
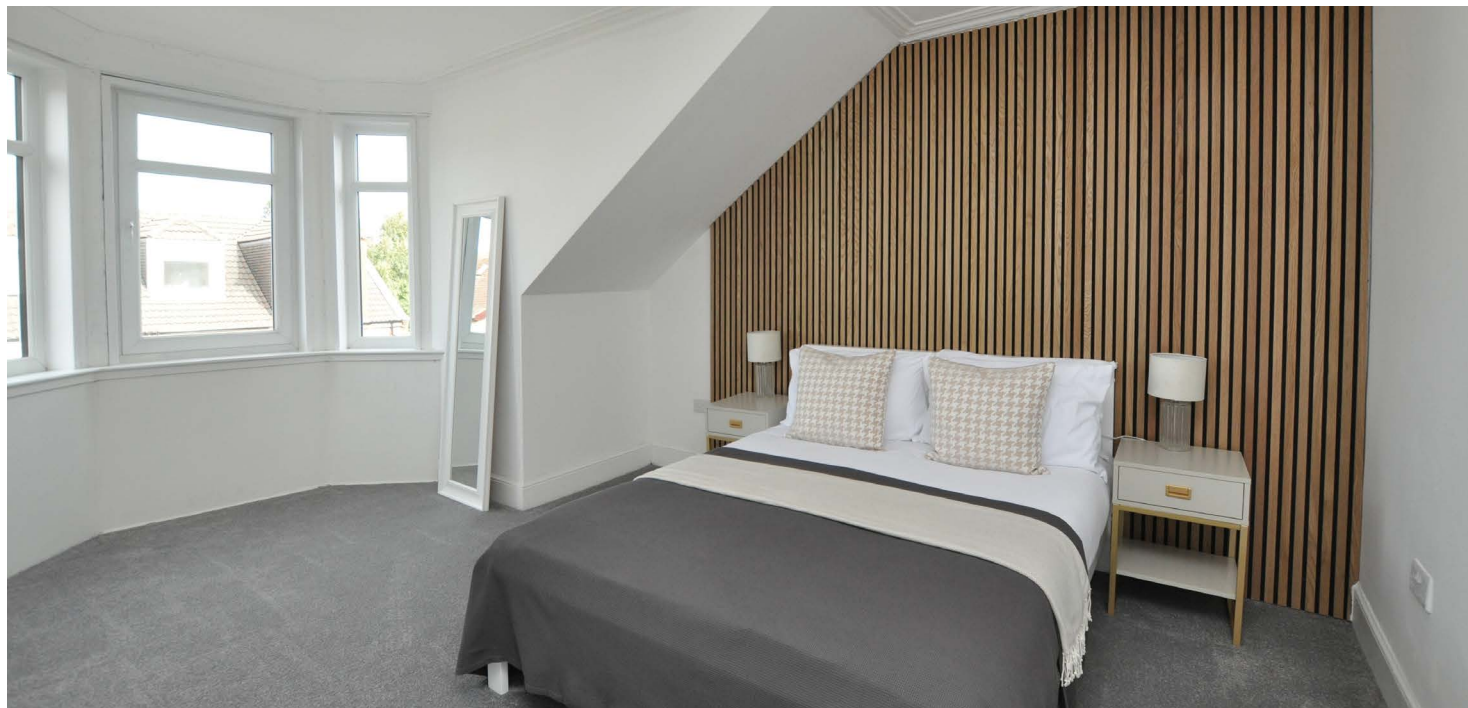
2 | PUBLIC ROOMS

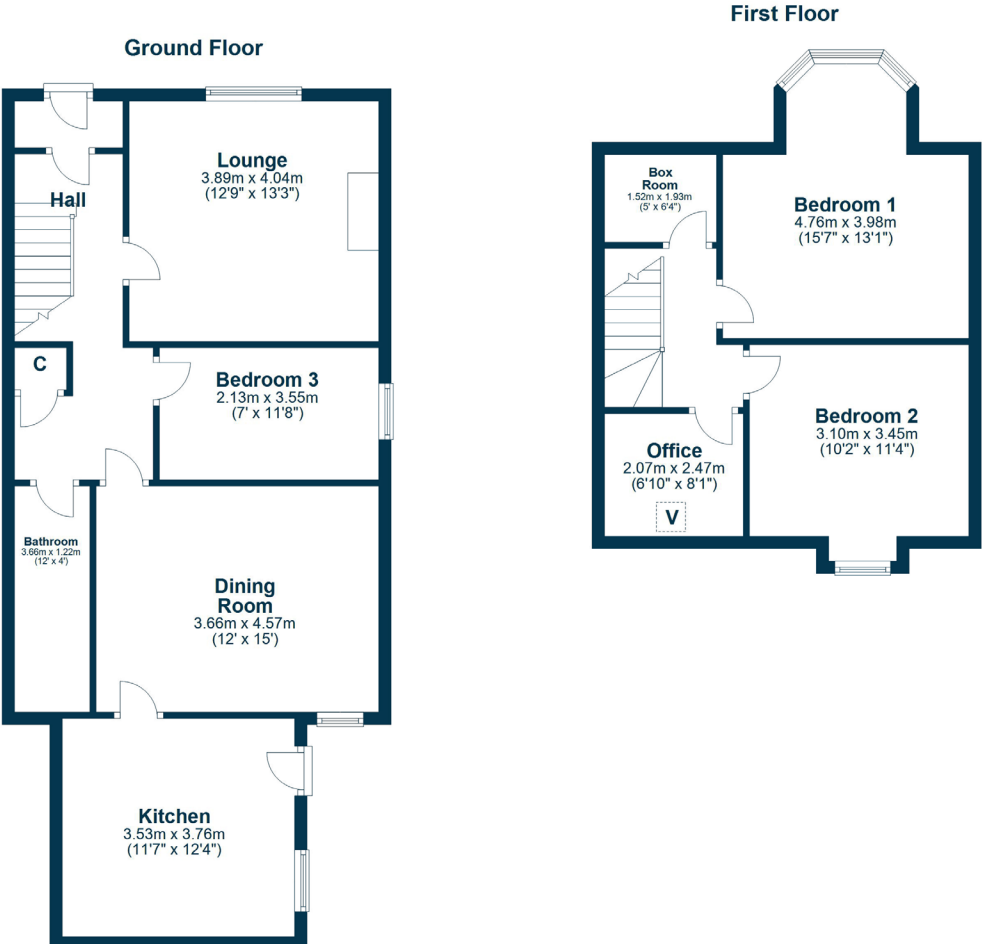
A spacious three-bedroom semi-detached villa with enclosed gardens quietly situated just a short distance from Ayr town centre.

This is a stunning home ideally suited towards the professional couple/family market and situated within a quiet area of the town yet within easy reach of a wide range of amenities. The property has recently undergone a comprehensive refurbishment programme and offers a comfortable and flexible layout across two levels with generous room sizes combined with a contemporary modern specification and calm neutral decor.

In more detail the accommodation comprises entrance vestibule, reception hall, formal lounge, separate dining/family room, new modern fitted kitchen, three good bedrooms, home office, box room, modern bathroom, double glazing, gas central heating.

Outside there are easily maintained gardens to front and rear. To the front is a small decorative garden while the south facing rear garden has medium size lawn, large chipped areas and mature borders.





Hawkhill Avenue forms Ayr town centre is less than one mile distant and the nearby Whitletts roundabout provides immediate access to the A77 bypass which links to Kilmarnock, Glasgow and the central belt.

AY4646 | Sat Nav: 40 Hawkhill Avenue, Ayr, KA8 9JT

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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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