



30 BELMONT AVENUE

AYR

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4 | BEDROOMS

3 | BATHROOMS

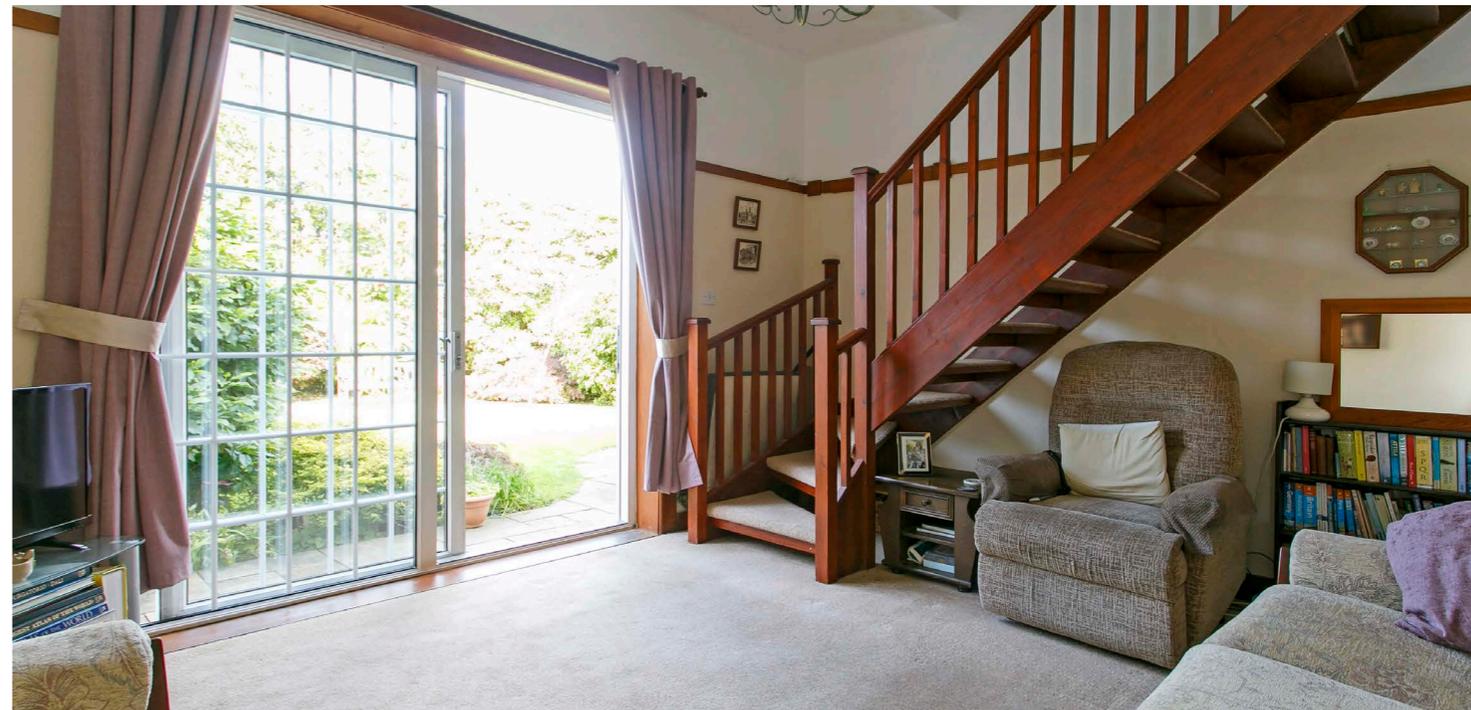
3 | PUBLIC ROOMS

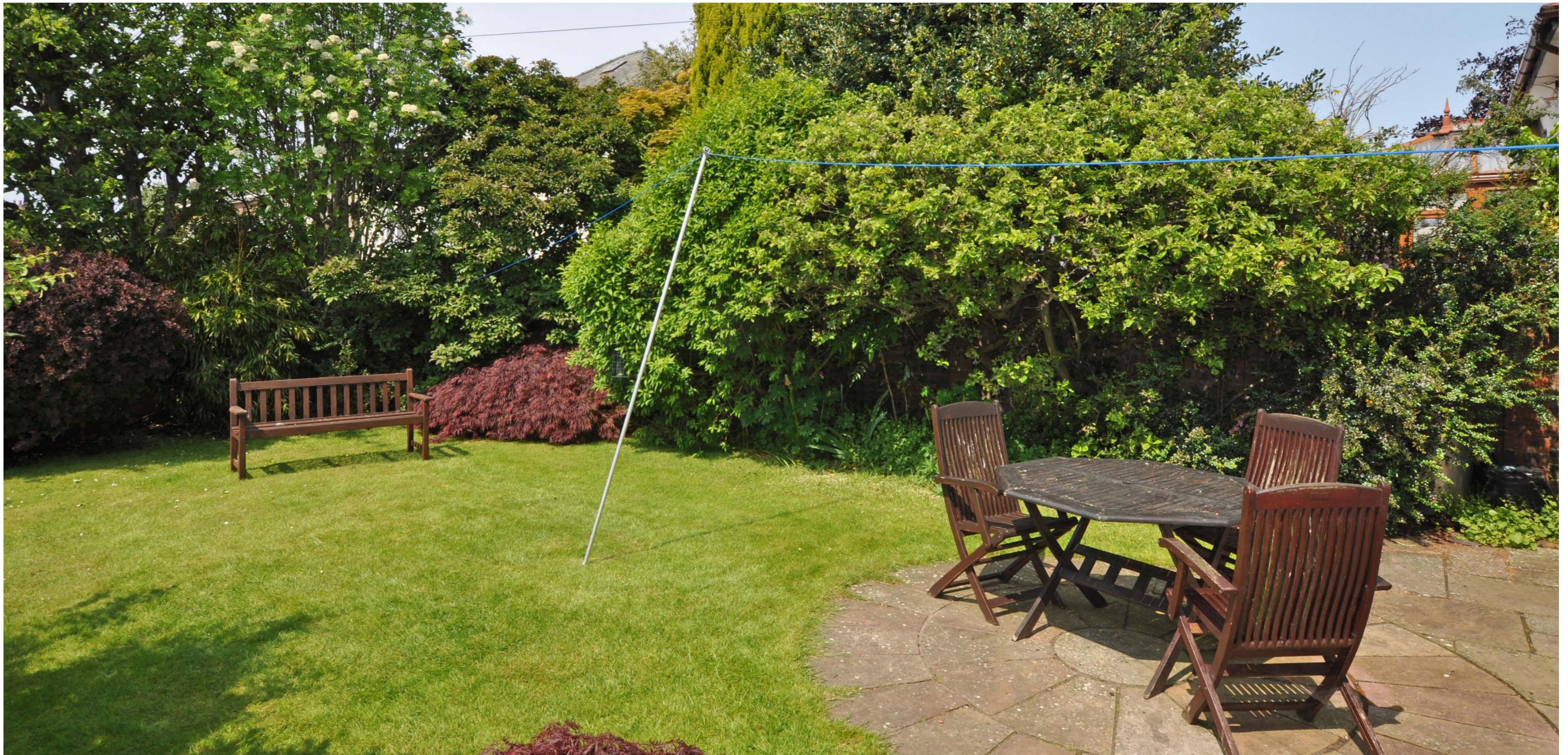
An utterly charming four bedroom traditional detached bungalow situated within Belmont Avenue just a short distance from Ayr town centre and set in private, enclosed mature gardens.

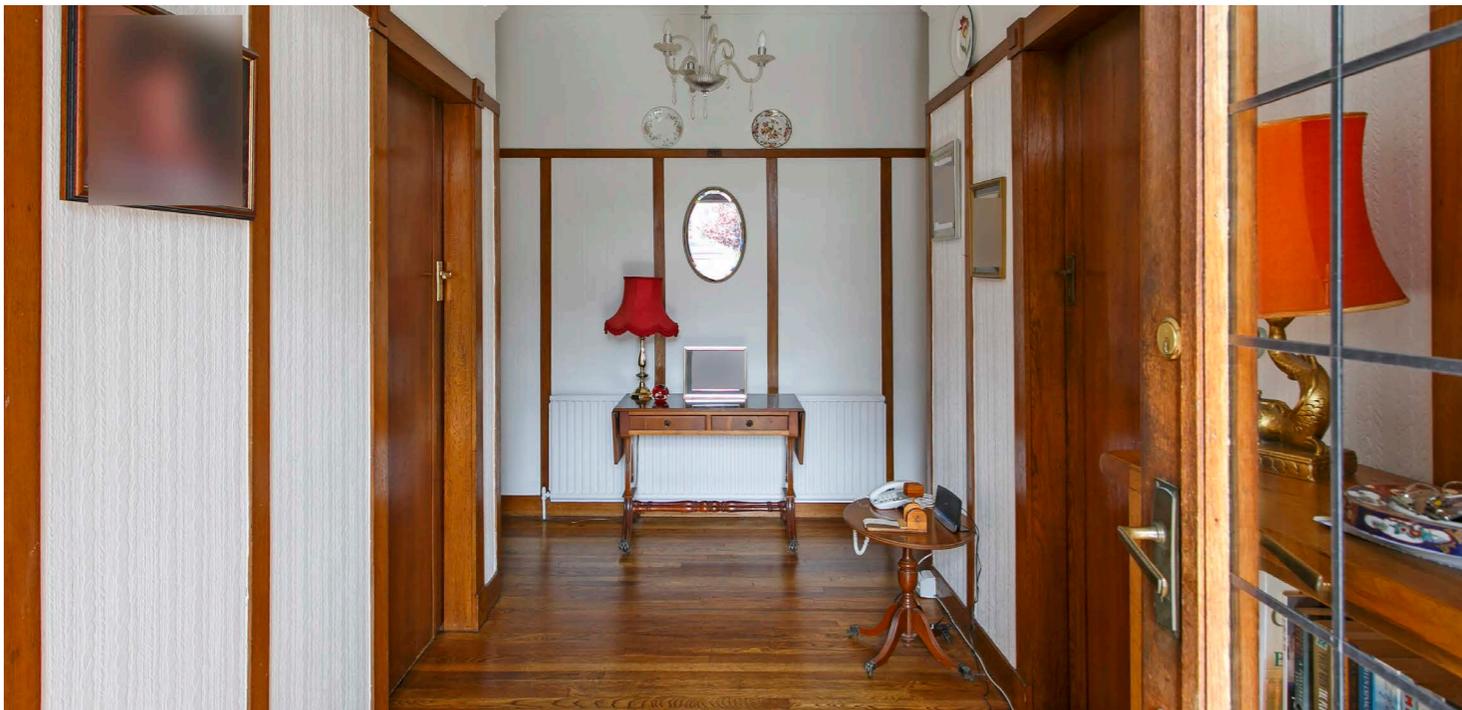
This charming individual home is presented to the market in excellent condition and is perfectly positioned for access to Ayr town centre. It presents an impressive facade of red sandstone under a pitched slate roof and has been successfully extended to the rear to create a spacious and comfortable home.

The present owners have retained many of the original design elements of the original house and the generous room sizes and flexibility lends themselves ideally to the professional couple/ family or indeed those clients downsizing from a larger property. In more detail the ground floor accommodation comprises - entrance vestibule, broad reception hall with storage cupboard, bay window formal lounge with feature fireplace, family room with patio doors to rear garden, modern fitted kitchen, dining room with patio doors, two double bedrooms, downstairs bathroom, separate shower room.

A permanent stair from the family room provides access to two bedrooms, en suite shower room and large storage cupboard. The private mature gardens are without doubt a key feature of the house. The front garden has lawn with colourful shrubbery borders and paved driveway which provides hard standing for multiple vehicles and access to a car port. The enclosed rear garden retains a high degree of privacy and has a fabulous selection of specimen trees that surround a medium size lawn.

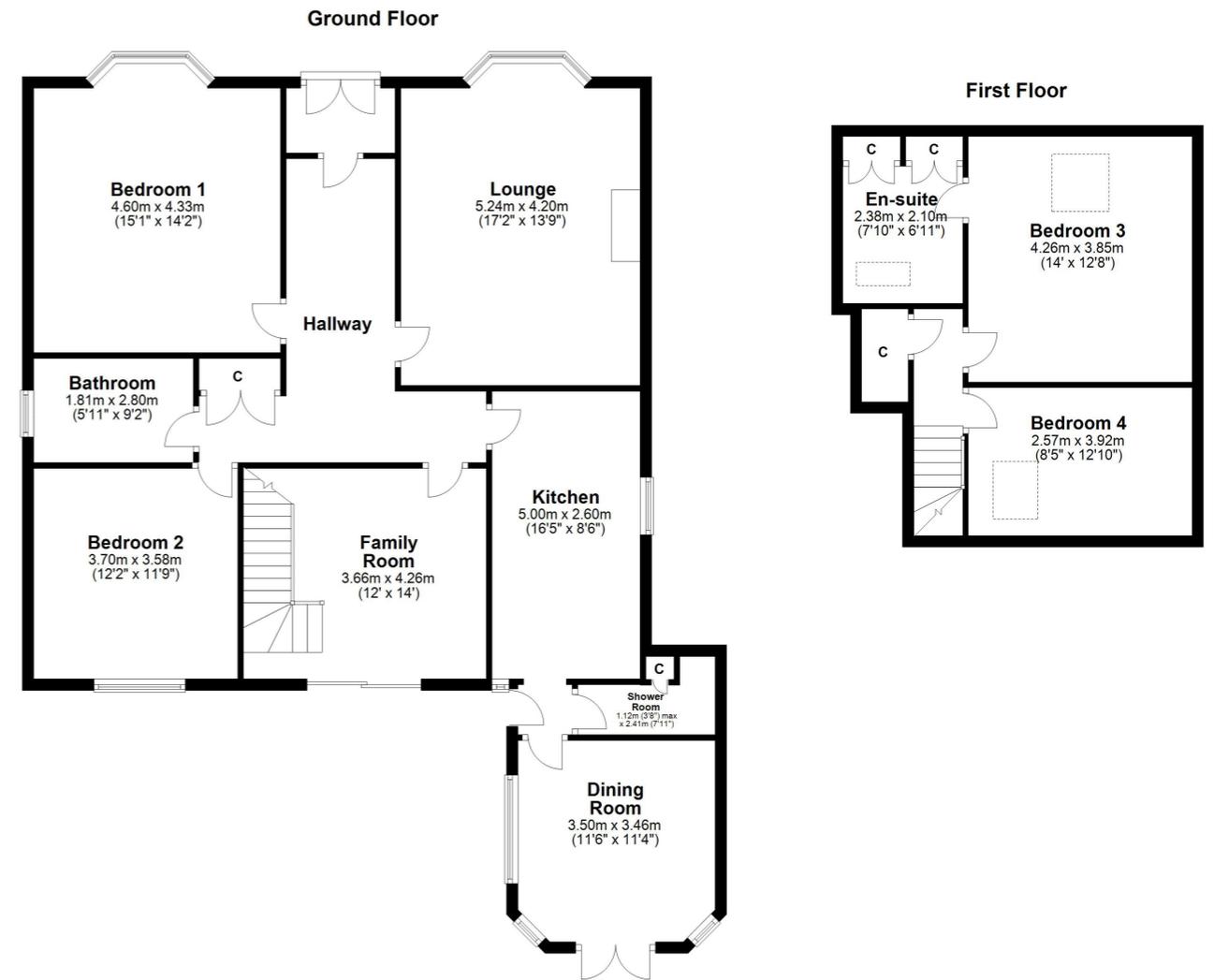












Belmont Avenue is a first class residential location that lies within walking distance of Ayr town centre and access to a wide range of amenities. Ayr itself offers a comprehensive range of supermarket and retail shopping, many cafes and bars, transport and recreational facilities. There is main line rail service to Glasgow and easy access to the A77 by pass from Castlehill Road and Holmston Road.

AY4620 | Sat Nav: 30 Belmont Avenue, Ayr, KA7 2JW

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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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