



**3 SPRINGVALE PARK**

AYR

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c o r u m





**5 | BEDROOMS**

**4 | BATHROOM**

**3 | PUBLIC ROOMS**

**An utterly charming traditional five-bedroom detached villa set in lovely private gardens and perfectly situated at the fringe of Ayr town centre.**

This delightful property represents a rare opportunity to acquire a delightful home within walking distance of the town centre, sea front as well as the Old Racecourse. The present owners have improved the house immeasurably during their period of ownership with the addition of a comprehensive modern specification and tasteful interior decor. The current layout comprises three reception rooms and five bedrooms as including a unique studio apartment ideal for teenagers. However, the focal point of the house is the fabulous open plan kitchen/dining room with patio doors to the rear garden.

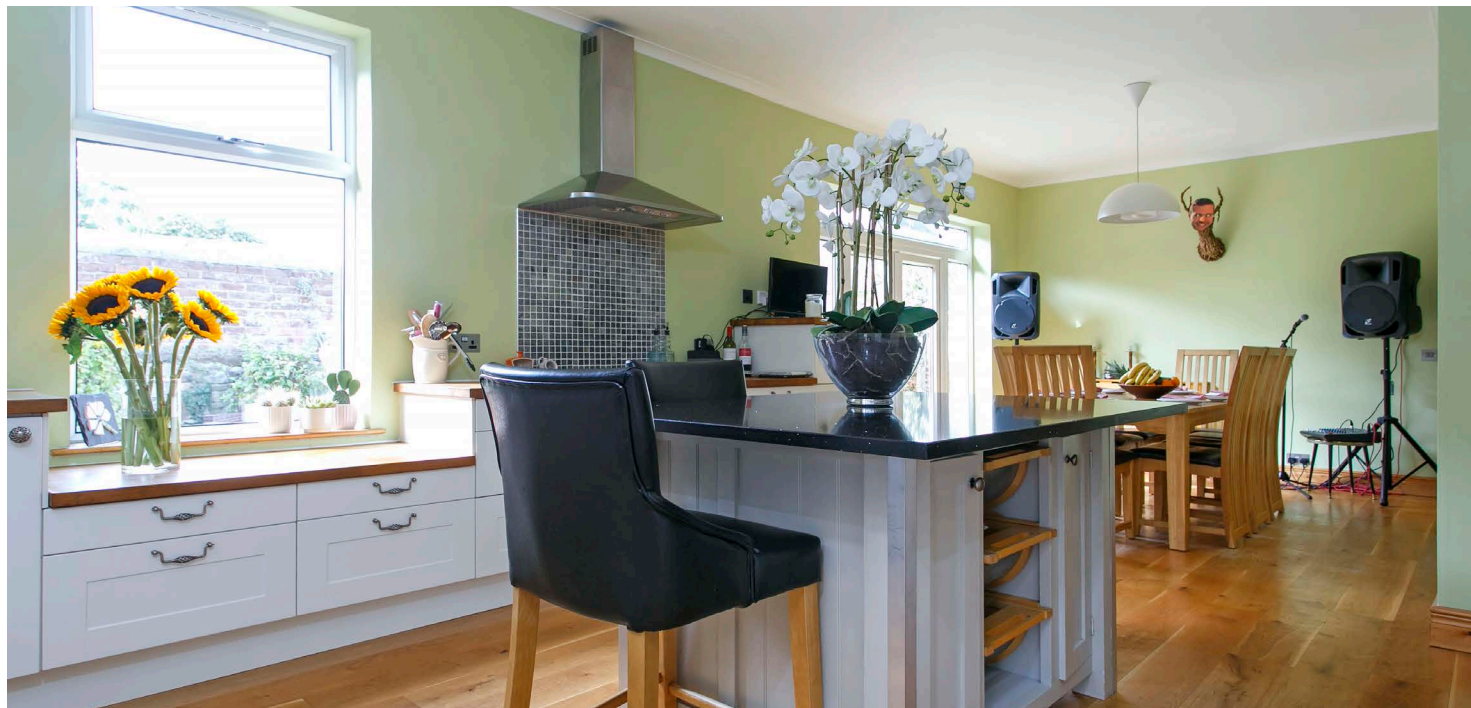
Notwithstanding the layout can easily be configured to individual requirements and therefore the property will no doubt appeal to a wide range of potential purchasers.

In more detail the ground floor accommodation extends to entrance vestibule, reception hall, formal lounge, family room, open plan fully fitted kitchen with dining area, charming garden room, studio apartment, downstairs bedroom, family bathroom, separate shower room.

Upstairs there is a spacious landing with two large storage cupboards. There are three double bedrooms and a modern bathroom. There is a superb principle bedroom with its own en suite shower room. The property is double glazed and has gas fired central heating.

Externally the property is set in private level gardens. The front garden has a medium size lawn, shrubbery border and chopped driveway which leads to a single garage. The rear garden is enclosed with paved patio, lawned area to and extensive mature borders with a variety of specimen plants and shrubs.













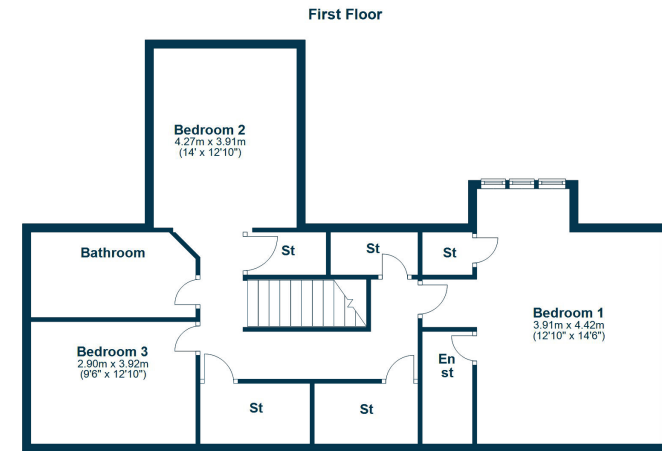
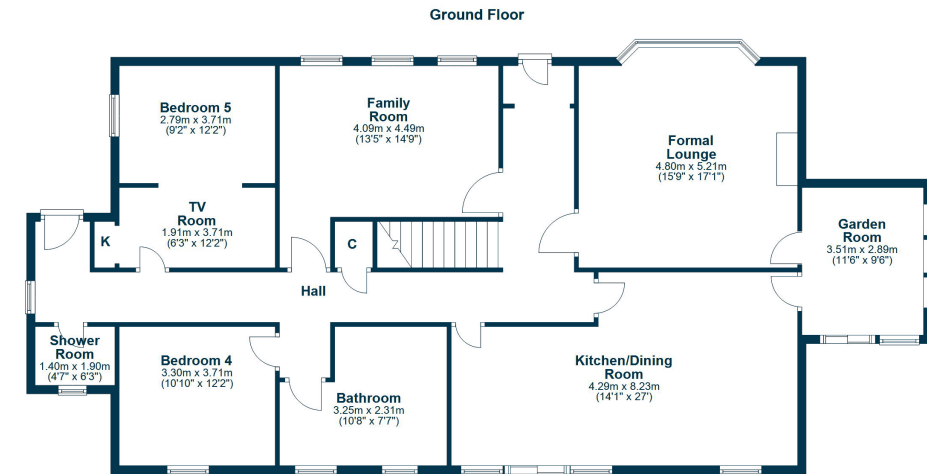












Springvale Park is a first-class residential location within close proximity to the seafront, The Old Racecourse and Seafield stores. Ayr town centre is a short distance and provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. There are excellent road and rail links to Glasgow city centre.

AY4637 | Sat Nav: 3 Springvale Park, Ayr, KA7 2SJ

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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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