



**22B MONTGOMERIE TERRACE**

AYR

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





**4 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**An impressive upper conversion with gorgeous traditional features, spacious accommodation, elevated sea views and set close to both the seafront and the amenities of the market town of Ayr.**

Montgomerie Terrace is formed of large traditional terraced homes and conversions and set within the original grounds of the historic Cromwellian citadel and fort at the heart of Ayr. The seafront is within walking distance and the properties have an open outlook across the fort, open green space, and tennis courts.

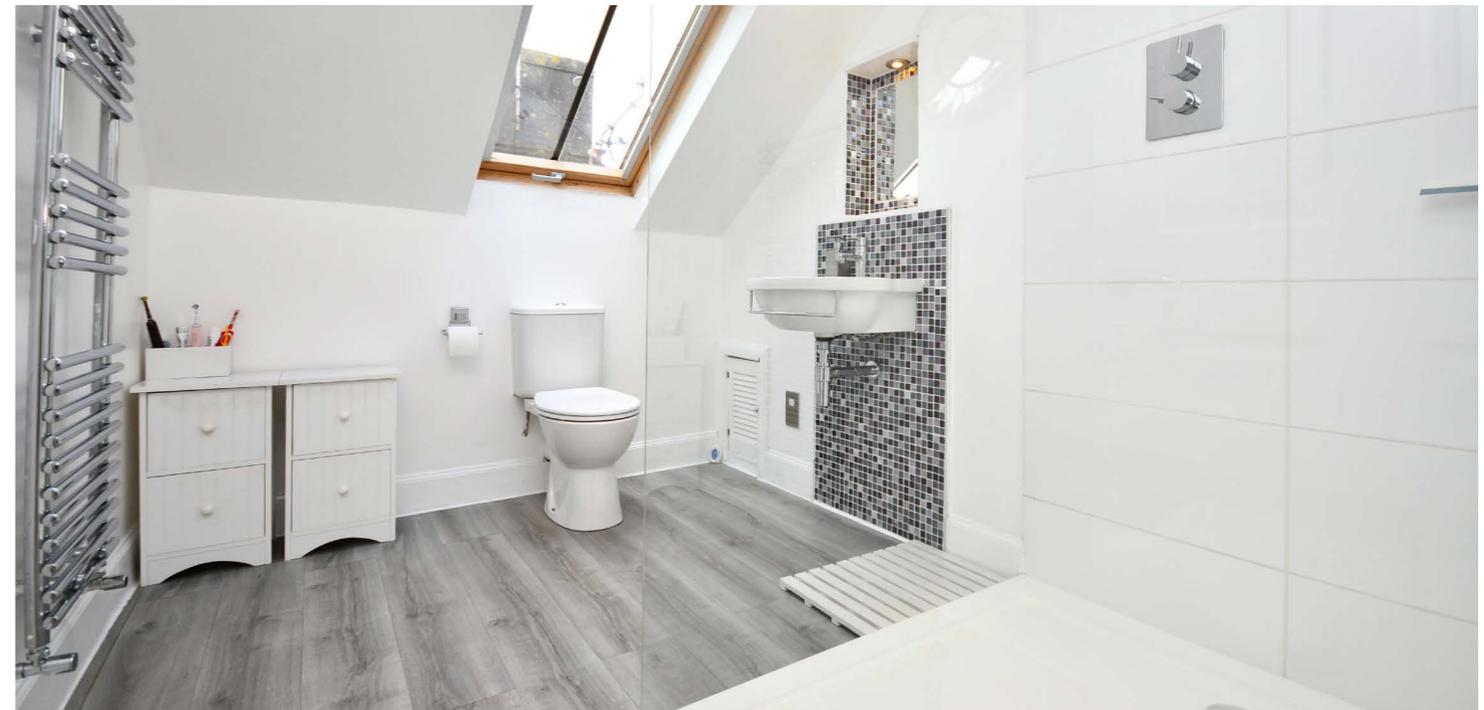
Number 22b is a substantial conversion with a wealth of spacious accommodation that will appeal to a range of potential purchasers. Numerous stunning original features have been preserved, while there are modern fixtures and fittings throughout, including quality floor coverings, gorgeous bathroom suites and a bespoke fitted dining kitchen. The property enjoys breathtaking elevated views across the town and out to sea, from both the front and rear, and there are shared garden grounds that are laid mainly with lawn.

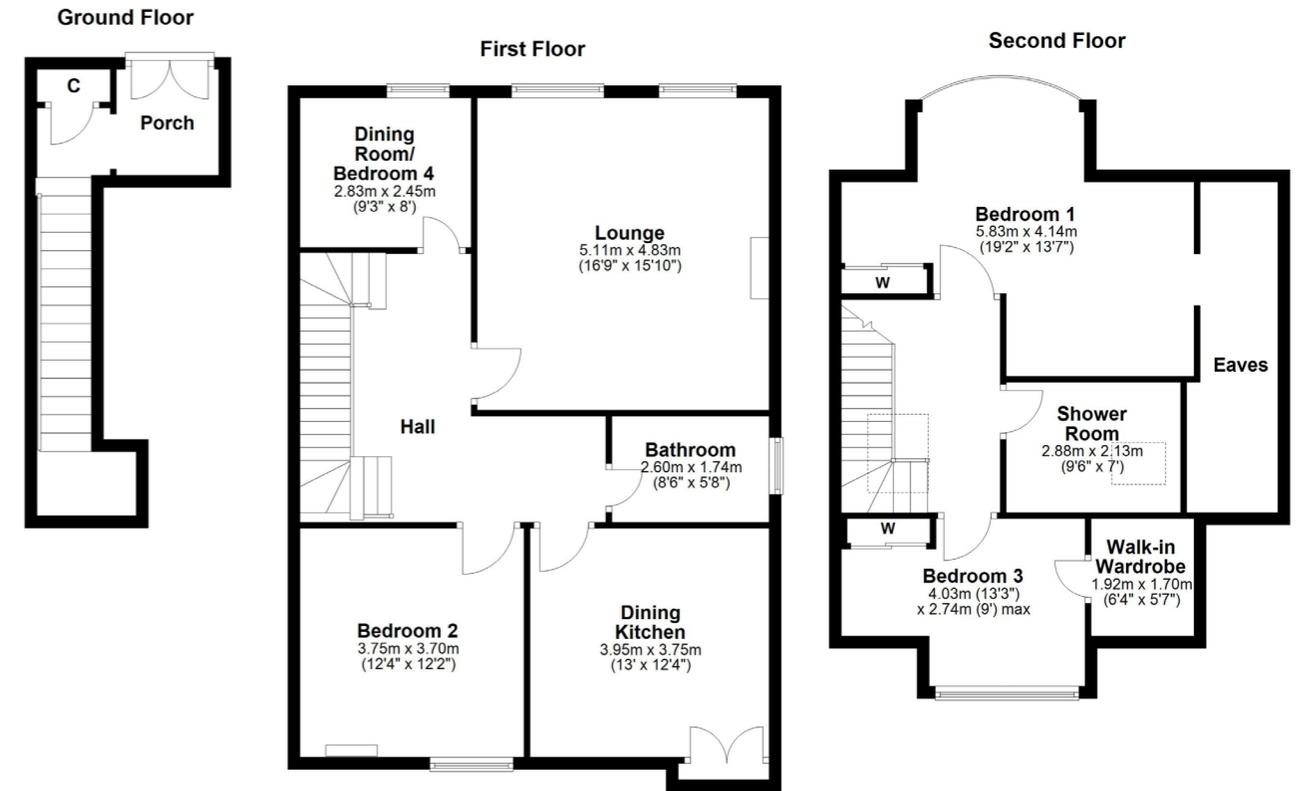
In more detail, the internal accommodation extends to a shared entrance vestibule leading to a private front door, with a lower hall and storage cupboard. Stairs lead up to the main first floor level of the apartment, with a spacious landing, a large lounge with a feature fireplace, a dining room/fourth bedroom, a family bathroom suite, a luxury dining kitchen with a breakfast bar and French doors opening out to a Juliet balcony at the rear, and a double bedroom. On the second floor there is a shower room and two double bedrooms, both with fitted wardrobes.

Externally there are gardens and on street parking to the front. There is a shared walled rear garden, with lawn, mature trees, and decorative shrubs.









Montgomerie Terrace is a locally admired Victorian crescent in one of Ayr's oldest areas overlooking Ayr Fort tennis courts and St Johns Tower. Ayr itself has a comprehensive range of retail shopping, transport links, bars, restaurants, and recreational facilities. The A77/M77 road network provides swift commuting access to Glasgow City Centre and surrounding districts.

**AY4682** | Sat Nav: 22b Montgomerie Terrace, Ayr, KA7 1JL

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON  
YOUR FUTURE



Corum Ayr  
14 Beresford Terrace, Ayr, KA7 2EG

**Tel:** 01292 880 888

**Email:** [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)