



31 RACECOURSE ROAD

AYR

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2 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A magnificent ground floor conversion of a striking mansion house situated on one of Ayr’s most admired residential addresses close to the town centre and seafront.

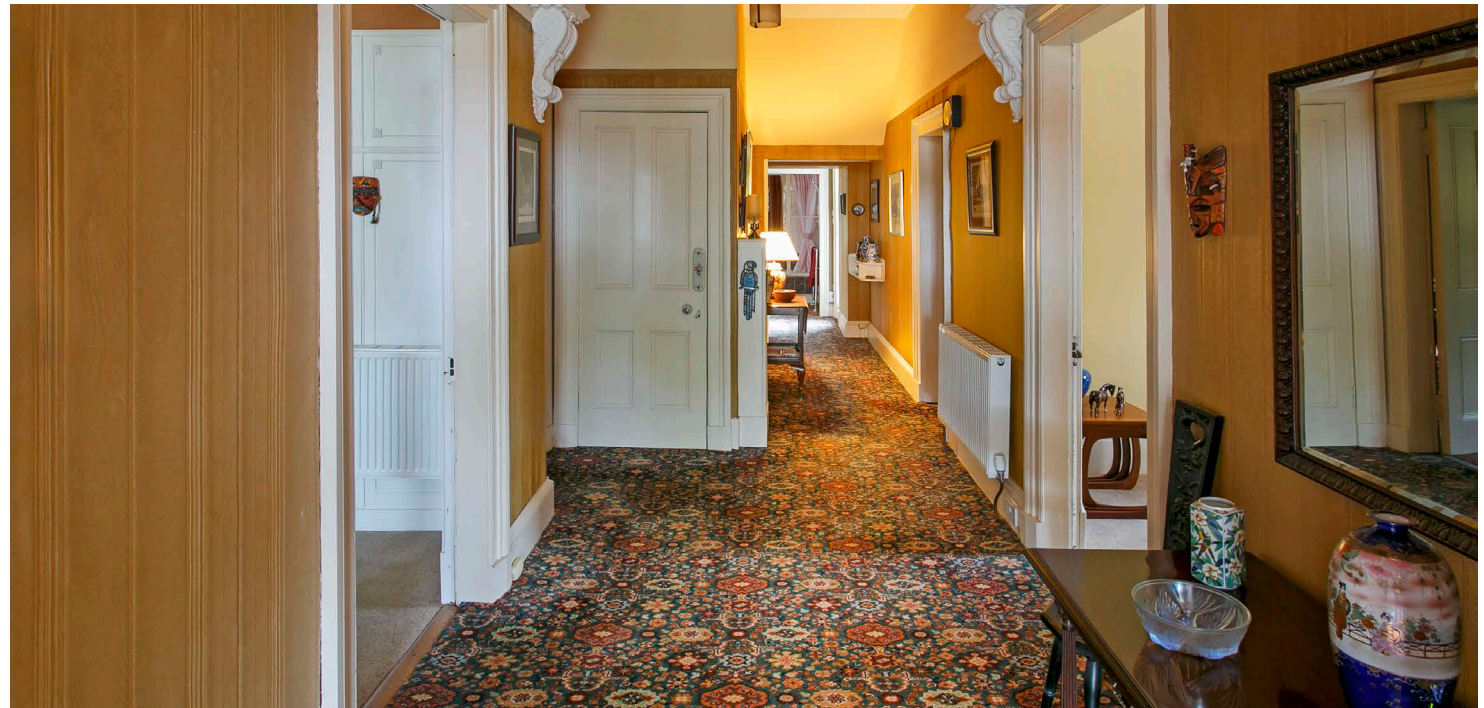
Number 31 is a traditional ground floor conversion comprising the entire ground floor and part of the first floor which provides beautifully proportioned accommodation suited to a variety of potential purchasers including families and indeed those clients seeking all on the level living without compromising on space.

Potential purchasers should note if further accommodation is required there is scope to extend the property by converting the garaging and/or extending above the garaging (subject to any appropriate consents).

The property retains a wealth of period features including a wonderful walnut panelled sitting/morning room with feature fireplace and door to the rear garden. Further period features include stone columns flanking the front entrance and decorative archway in the reception hallway. Modern finishes include double glazing, gas central heating with a ‘Vaillant’ boiler and an alarm system.

In summary the accommodations extends to, on the ground floor, a vestibule, broad and welcoming reception hallway with two large store cupboards and cloaks area off, lounge (alternative third bedroom), dining room, sitting/morning room, double bedroom with en-suite shower room, dining sized kitchen and bathroom with wc off. Off the kitchen there is a door to the principal garage (automatic roller door) with secondary garage and utility room off. Within the principal garage there are coal and wood stores. Upstairs there is a further double bedroom accessed from a stair off the dining room. Both bedrooms have extensive fitted wardrobes.

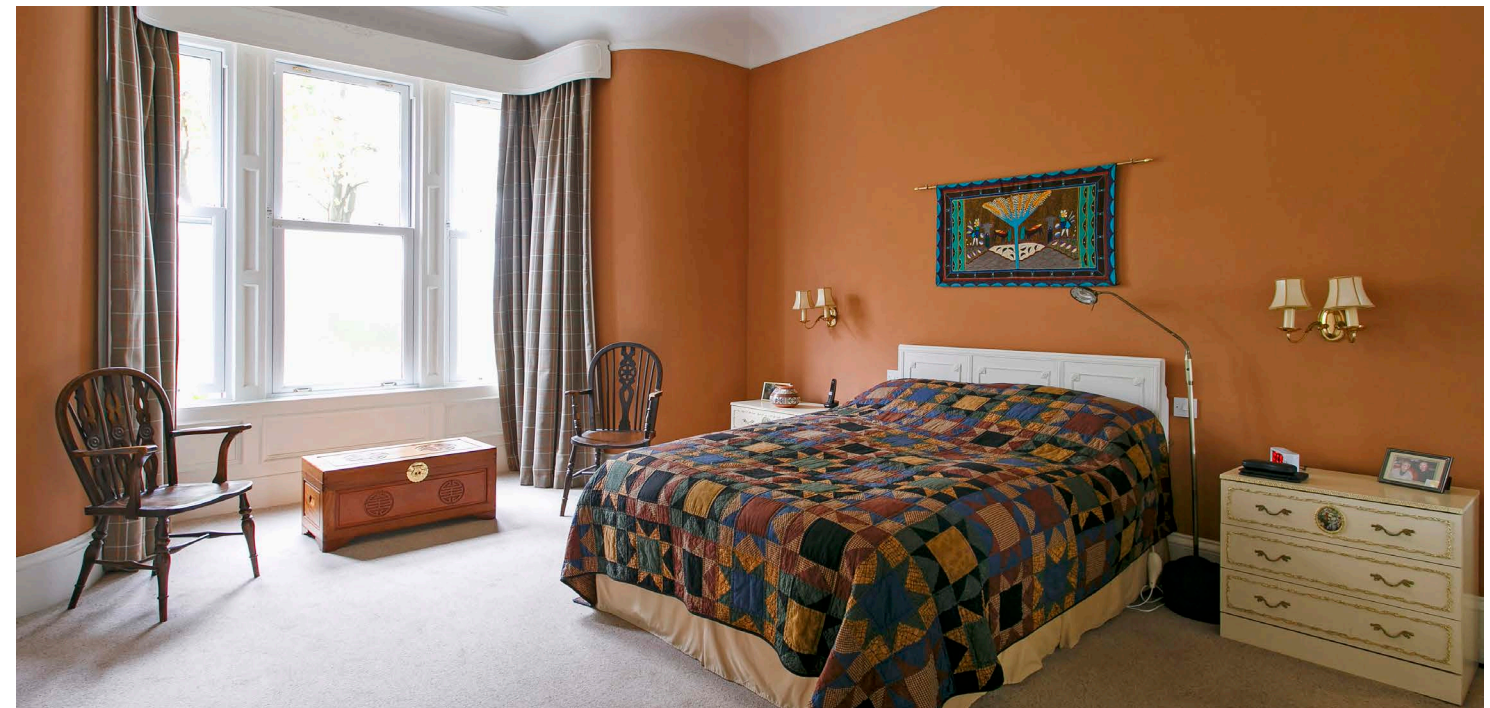
Externally the property is entered via a gated driveway off Ronaldshaw Park. The front garden is westerly facing and is predominantly laid to lawn with chipped driveway parking, shrubbery borders and mature trees. The enclosed rear garden is also lawned with well stocked shrubbery borders and there is a greenhouse attached to the side of the property with doors to the front and rear.

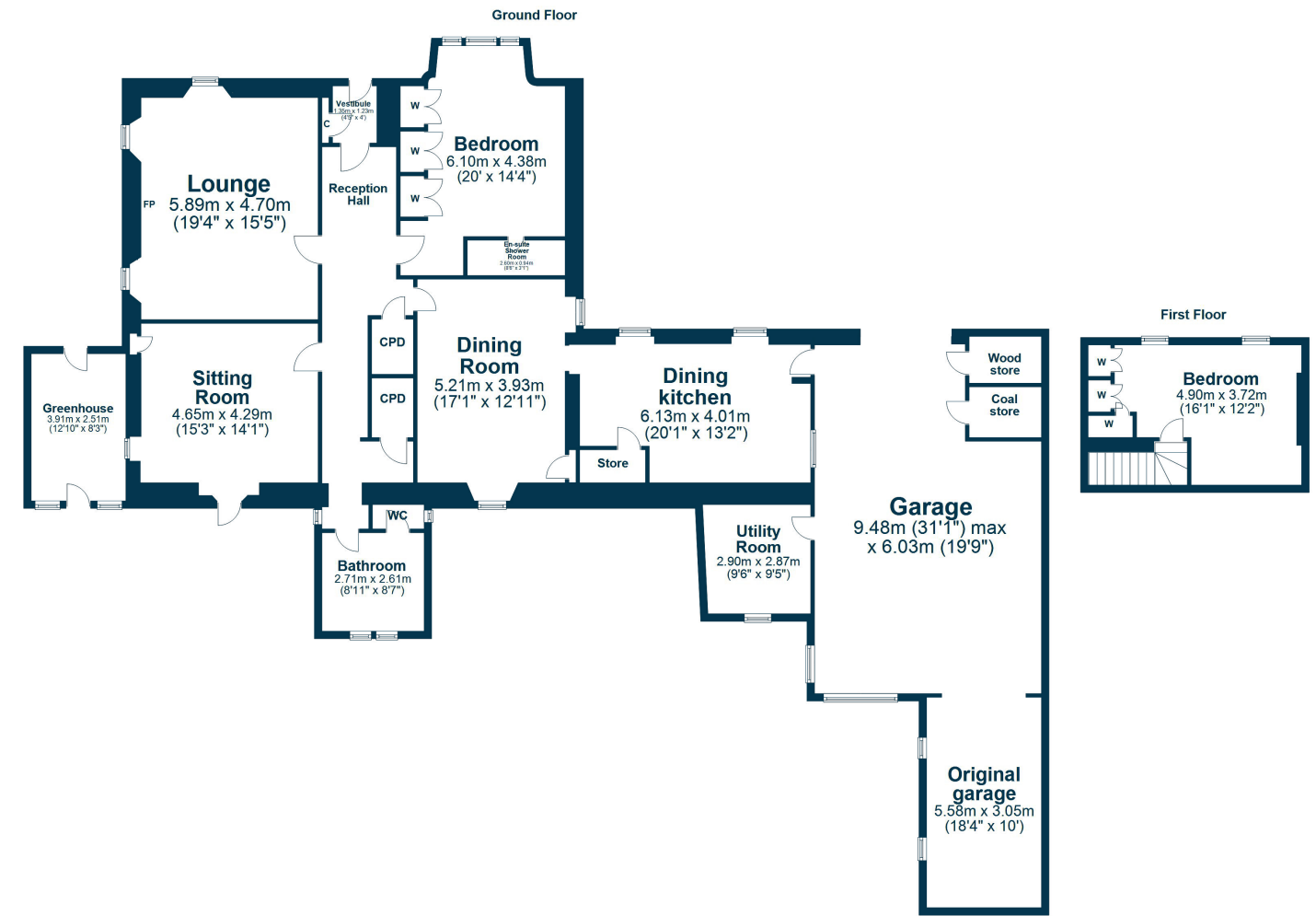












Number 31 occupies a lovely position on the corner of Racecourse Road and Ronaldshaw Park. Racecourse Road is home to some of the finest properties in Ayrshire and is perfectly placed close to the seafront and town centre. There is excellent local schooling at both primary and secondary level including Wellington School which is within walking distance. Ayr town centre provides a comprehensive range of amenities including supermarket and retail shopping while there are first class road and rail links to Glasgow.

AY4704 | Sat Nav: 31 Racecourse Road, Ayr, KA7 2TF

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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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