



3 EWENFIELD AVENUE

AYR

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A traditional semi-detached villa set in well tended gardens with driveway and detached garage all in a highly sought after residential address close to Belleisle Park.

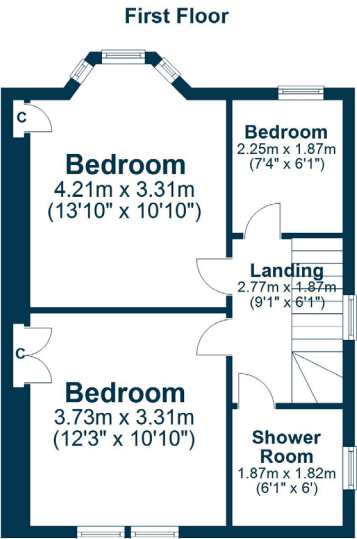
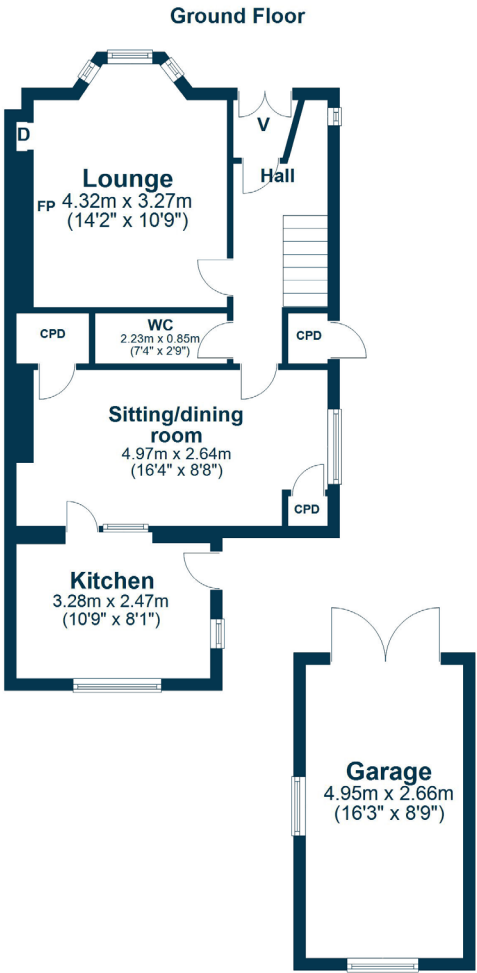
Number 3 is a traditional semi-detached villa which provides well proportioned accommodation arranged over two levels and suited to a variety of potential purchasers. Although requiring a degree of modernisation the property represents a rare opportunity to acquire a distinctive home with the potential to extend to the rear if required.

Features include a fitted kitchen, gas central heating with a 'Potterton' boiler, tiled shower room, predominant double glazing and neutral decoration.

In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway with two piece wc off, front facing bay windowed lounge room, dining/sitting room and fitted kitchen. Upstairs there are three bedrooms and a three piece shower room.

Externally the front garden is laid to lawn with surrounding shrubbery border. To the side there is a chipped and slabbed driveway culminating in the detached timber garage. The fully enclosed rear garden is predominantly laid to lawn with well stocked shrubbery borders.





Ewenfield Avenue is a much admired residential address linking Monument Road and Ewenfield Road. The location is perfectly placed for a wide range of amenities including Belleisle and Rozelle Parks, primary and secondary schooling and local shops. Ayr town centre is less than one mile distant and provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY4707 | Sat Nav: 3 Ewenfield Avenue, Ayr, KA7 2QL

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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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Corum Ayr
14 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk