



20 BELMONT AVENUE

AYR

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

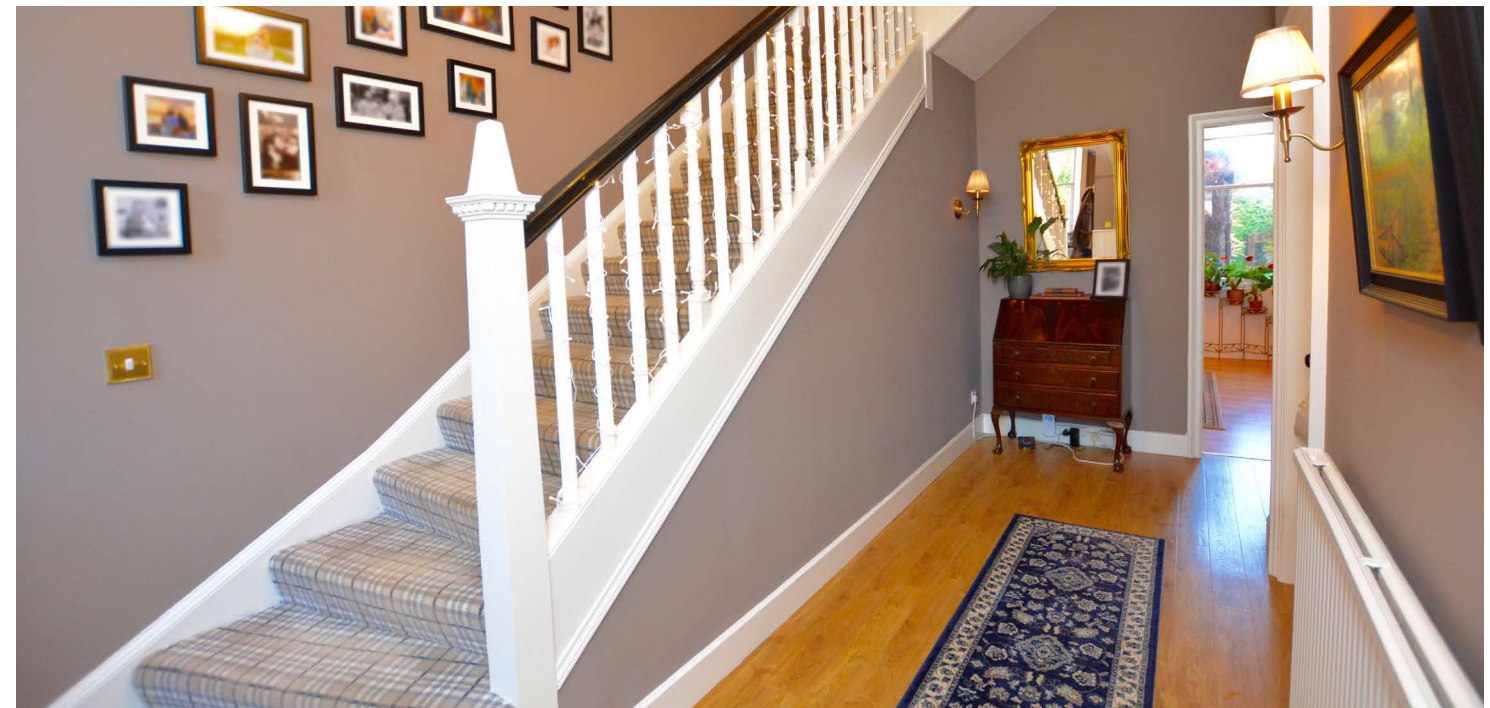
A beautifully presented traditional semi-detached villa set in generous, well stocked west facing gardens with detached studio perfectly placed close to the town centre.

Number 20 is a traditional semi-detached villa which represents a rare opportunity to acquire a substantial and beautifully presented family home close to Ayr town centre and the railway station. Particular mention should be made of the studio which the current owners created by converting the double garage to the rear of the property. This could be utilised for a multitude of purposes, such as a home office, workshop or recreation room, or indeed could be converted back to a double garage if required.

The property is presented to the market in excellent condition having been comprehensively upgraded and modernised throughout and retains a number of period features which are complemented by modern fixtures and finishes resulting in a wonderful family home. Traditional features include cornice work, original doors and skirtings, several fireplaces, bay window formation in the lounge and carved balustrade. Modern finishes include a fitted kitchen with integrated appliances, luxury bathroom, quality floor coverings, partial double glazing, gas central heating with a 'Potterton' boiler and neutral decoration.

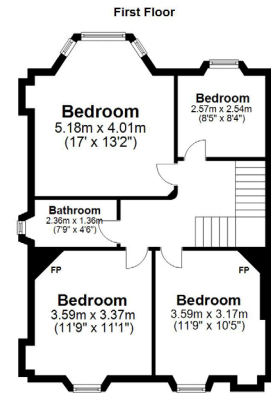
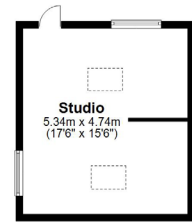
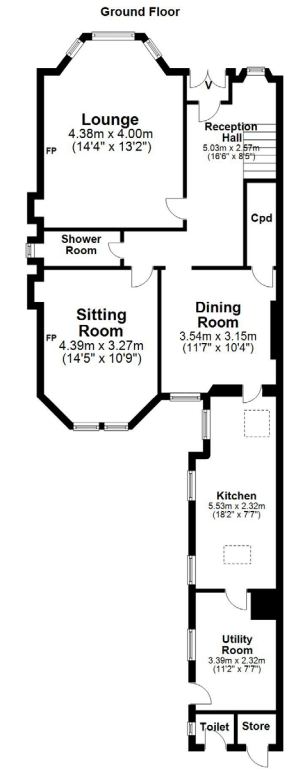
In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway, bay windowed lounge with feature fireplace, dining room, sitting room, fitted kitchen, utility room and three piece shower room. Upstairs there are four double bedrooms including a master with bay window formation and a three piece bathroom.

The property boasts an extensive west-facing, rear garden that receives plentiful sunlight throughout the day. The front garden is laid to lawn with shrubbery borders and mature trees. The rear garden is predominantly laid to lawn with block paved pathway, well stocked shrubbery borders, mature plants and trees and chipped patio area, external toilet and store. The studio is to the rear.









The property is perfectly placed close to a wide range of amenities including both Primary and Secondary schooling and local shops while Ayr town centre is close by and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas with the railway station within a five minute walk.

AY4721 | Sat Nav: 20 Belmont Avenue, Ayr, KA7 2JN

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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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