



**7 LADY ISLE AVENUE**  
DOONFOOT

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### 3 | BEDROOMS

### 2 | BATHROOMS

### 2 | PUBLIC ROOMS

**A stunning and spacious modern semi detached family villa nestled within a delightful shorefront estate in Doonfoot, with ample and flexible accommodation, landscaped gardens, a detached summer house and off road parking.**

7 Lady Isle Avenue is a beautifully presented semi detached villa, which enjoys a lovely position with an incredibly generous south-facing plot, set within a popular modern development in Doonfoot. Built by MacTaggart and Mickel, this fantastic property is presented to the market in truly showhome condition with all the conveniences one would expect from a brand new home. There are luxury modern fittings throughout, neutral decor, allocated off road parking and landscaped, low maintenance garden grounds that extend across the generous plot, with the addition of a summer house/ BBQ hut that has light, power and a central vented fire pit.

In more detail, the internal accommodation extends to an entrance hallway, with storage, a downstairs W.C, a bright, spacious lounge with patio doors leading out to the rear, and a modern fitted kitchen open plan into a dining room. On the upper floor there is a large landing with a storage cupboard and loft access, a good-sized single bedroom, a luxury shower room suite, and two double bedrooms, both with fitted wardrobes.

Externally there are garden grounds to the front that have monoblock parking extending along the side allowing off road parking for a number of vehicles. There is gated access at the side round to the fully enclosed and landscaped south-facing rear garden, with lawn, multiple paved patio areas, a garden shed and a wooden summer house/ BBQ hut.









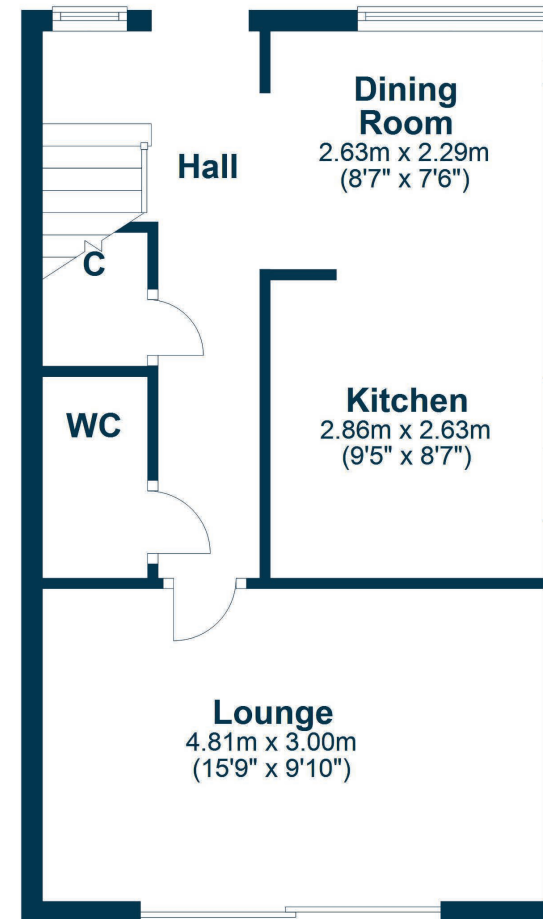




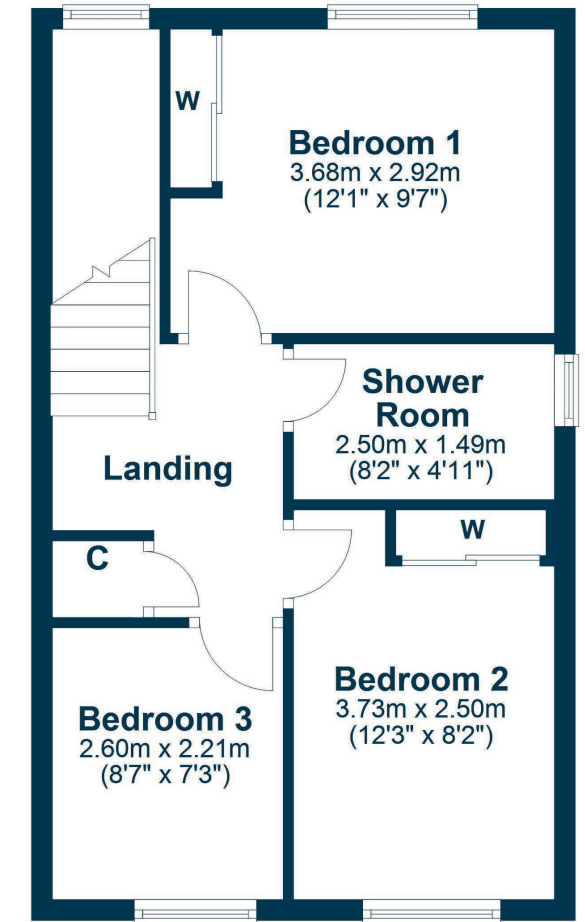




## Ground Floor



## First Floor



Lady Isle Avenue forms part of a stylish development by MacTaggart and Mickel, within close proximity to the seafront and the highly regarded Doonfoot Primary School. The nearby market town of Ayr has a comprehensive range of local amenities, including secondary schooling, retail shopping, transport links to Glasgow and beyond, restaurants and bars, supermarkets and leisure facilities.

**AY4772** | Sat Nav: 7 Lady Isle Avenue, Doonfoot, KA7 4BT

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.

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