



11 ST PHILLANS AVENUE

AYR

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Packed with modern style, this immediately impressive three bedroom, extended, detached bungalow, complete with low maintenance gardens and extensive monoblock driveway is a dream home for both the downsizer or a family.

Number 11 is a beautifully extended detached bungalow which represents an excellent opportunity to acquire generous and flexible accommodation within a popular residential address close to all the amenities of Ayr town centre. The current owners have a flair for design and an eye for detail: at the heart of the home, a modern layout combining a modern fitted kitchen with a suite of integrated appliances, an open plan dining area and an open plan family room, looking onto the rear garden with two sets of French doors leading out.

Modern kitchen layouts are not just for food preparation and cooking, they are now multipurpose areas: and this property doesn't disappoint, it has it all. The separate utility room is a thoughtful addition to this stylish home, as is the luxurious modern bathroom and upper floor en-suite w.c.

Internally, this fantastic home offers well-proportioned apartments, suited to a variety of potential purchasers. There are low-maintenance gardens to the front and rear, with a generous monoblock driveway. Further benefits include gas central heating, double glazing, with all apartments benefiting from a neutral colour scheme throughout.

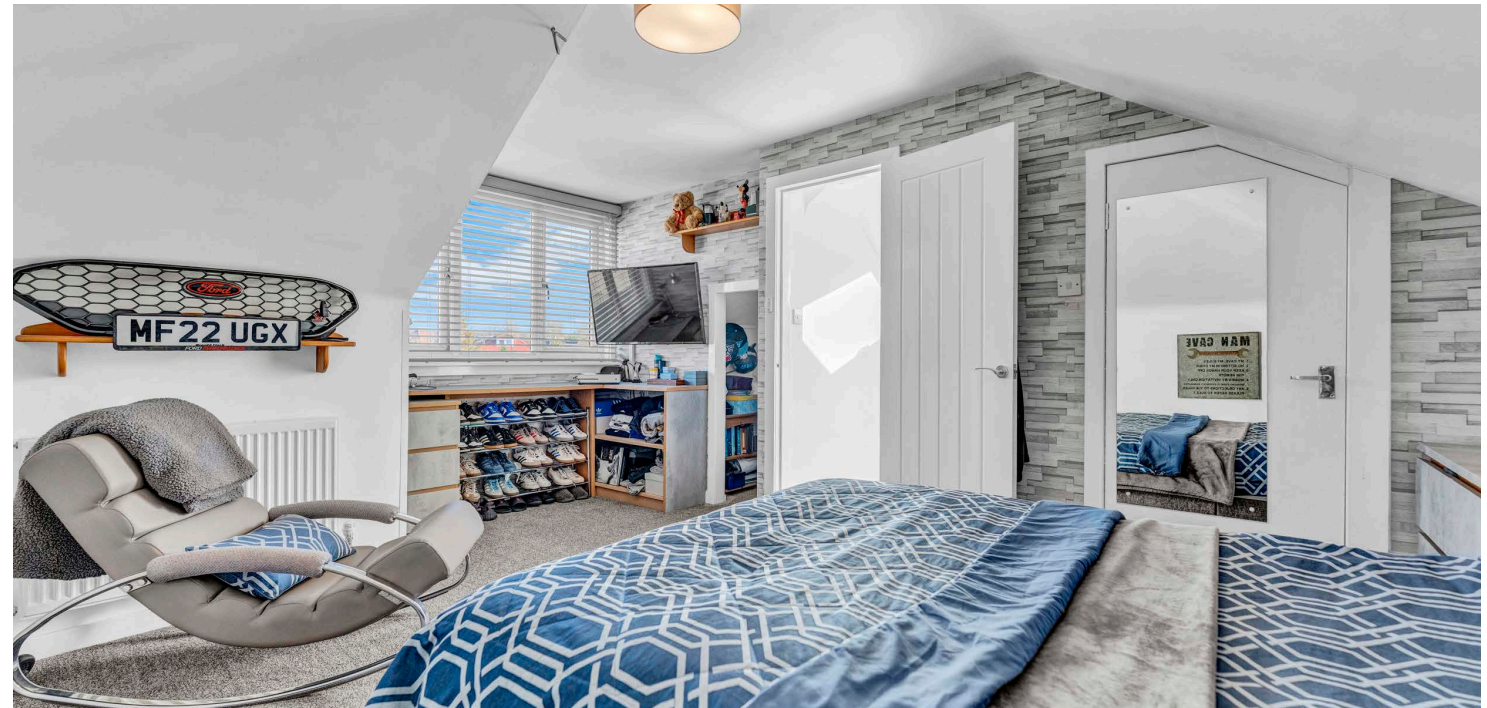
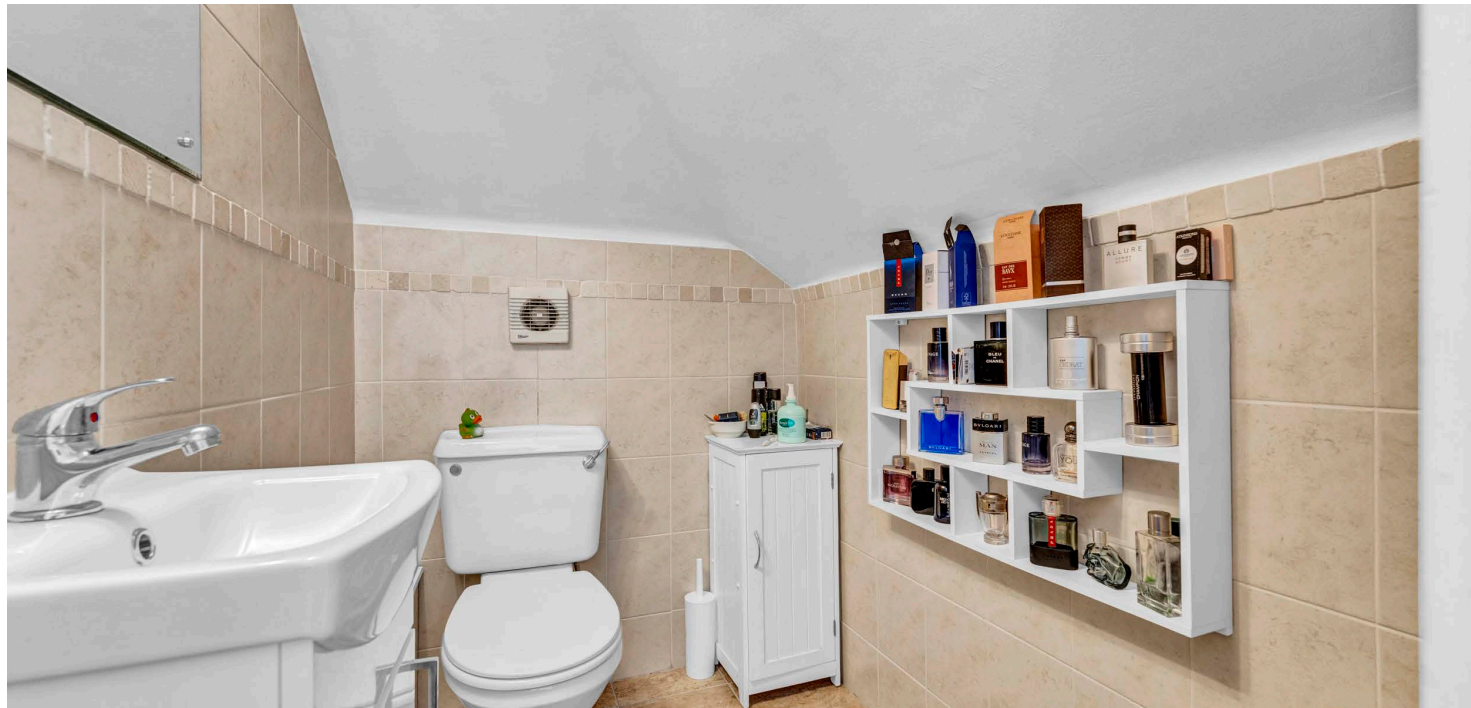
In summary, the flexible accommodation extends to an entrance vestibule, a welcoming hallway, two double sized bedrooms, one with a bay-window, the aforementioned modern fitted kitchen with integrated double oven and grill, gas hob, dishwasher, fridge/freezer, food waste/disposal unit, island, open plan dining area and family room. The utility is plumbed for a washing machine. The family bathroom has a three piece suite, shower over bath.

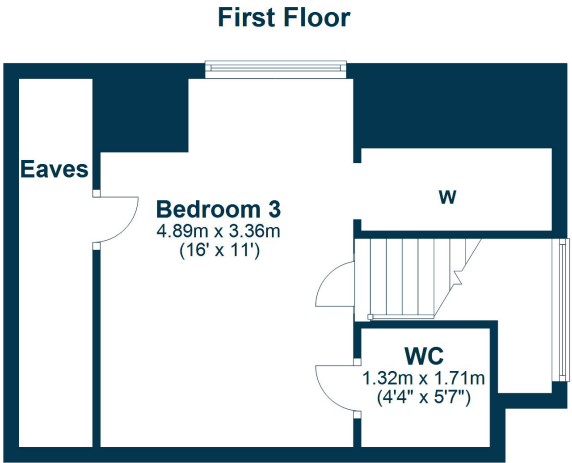
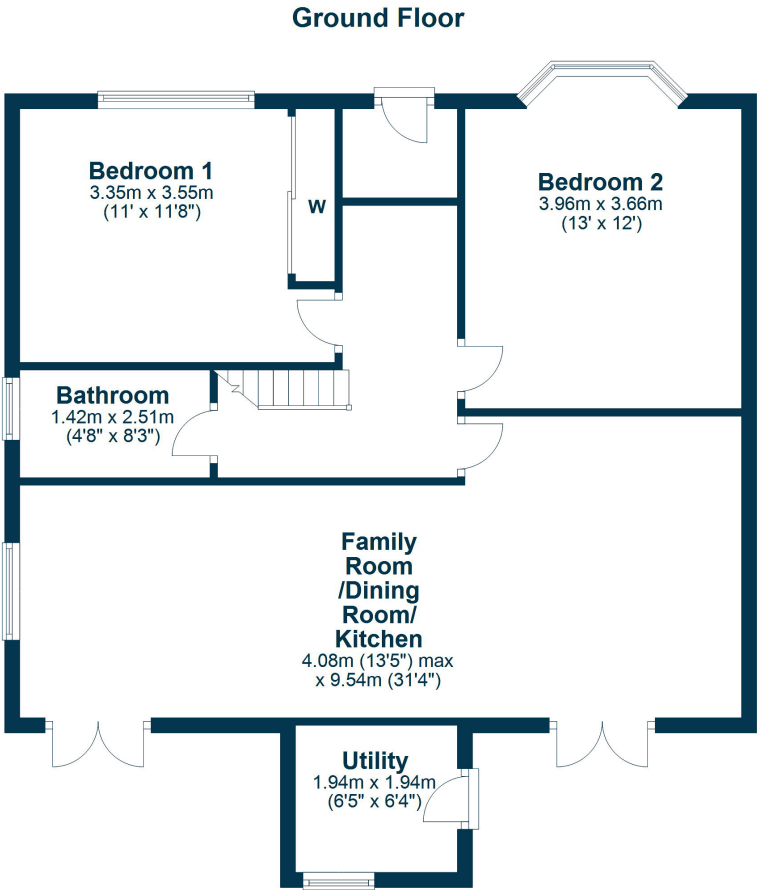
On the upper floor, accessed via a staircase in the reception hallway, there is a double sized bedroom with wardrobe storage, useful eaves storage and a modern en-suite w.c.

Externally there are low-maintenance gardens to the front and rear, with patio and garden shed.









St Phillans Avenue is an ideal location just a short distance from Morrisons supermarket and Ayr Town Centre which provides a comprehensive range of amenities, including retail shopping, transport links, restaurants & recreational facilities. The A77/M77 road network offers swift travel time to Glasgow City Centre and surrounding districts while the nearby Prestwick International Airport offers flights throughout Europe.

AY4785 | Sat Nav: 11 St Phillans Avenue, Ayr, KA7 3BZ

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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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