



1 MAPLE DRIVE

AYR

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A fabulous extended modern villa with south facing landscaped gardens perfectly positioned within a quiet residential locale.

Number 1 is a modern villa which has been extended to the rear and now offers exceptionally spacious, flexible and stylish accommodation suited to a variety of potential purchasers within a quiet and relatively traffic free residential address.

The interior is bright and spacious and includes all the conveniences one would expect from a modern home including a fitted kitchen, quality sanitary ware, double glazing, neutral decoration, generous storage and fitted wardrobes in all three upstairs bedrooms and gas central heating.

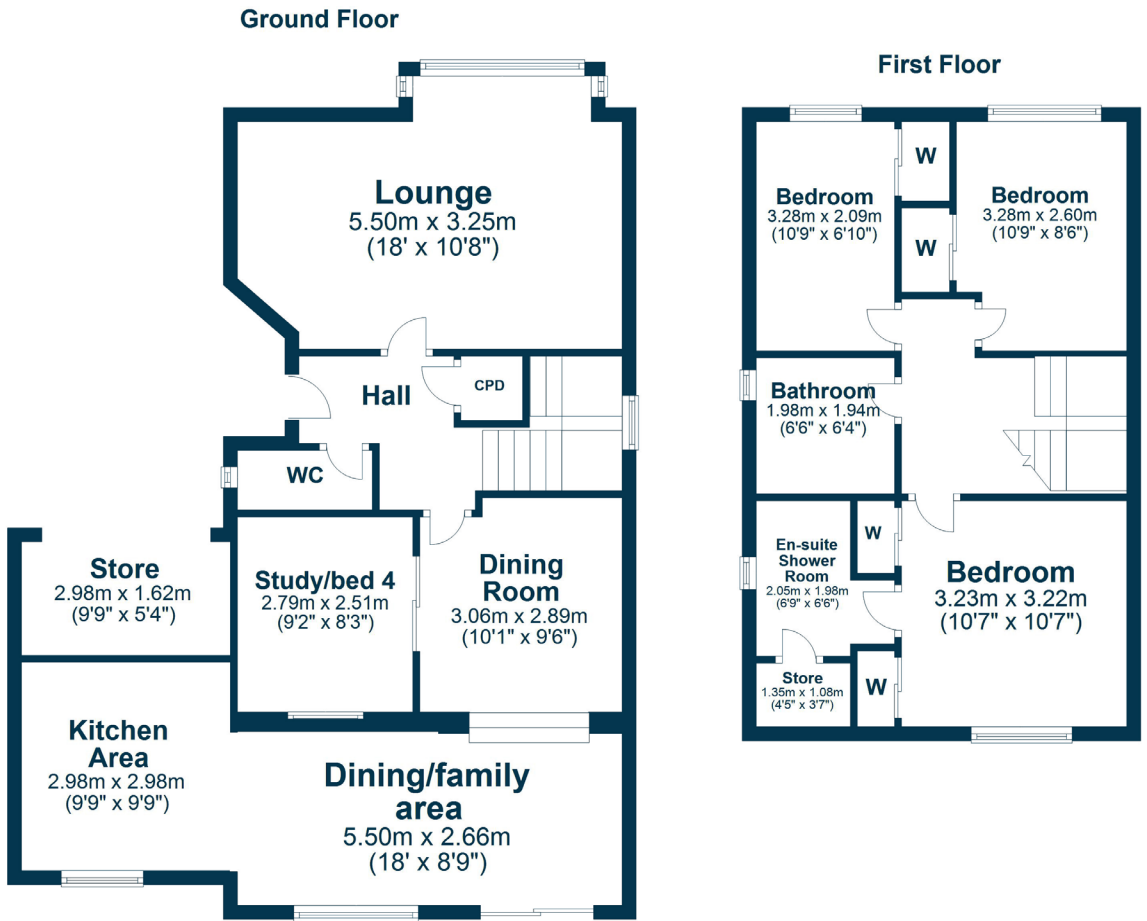
In summary the accommodation extends to, on the ground floor, a reception hallway with two piece wc off, front facing box windowed lounge, modern fitted kitchen open plan to the dining/family area with doors to the rear garden, dining room and downstairs bedroom/study. Upstairs there are three bedrooms including a master bedroom with three piece en-suite shower room. Completing the accommodation is a family bathroom with three piece suite.

Externally the front garden features a well stocked shrubbery border, chipped border and mono bloc driveway culminating in the former garage now utilised as a large store (the rear if the original garage has been converted to create the kitchen). The landscaped rear garden is fully enclosed with patio areas, mature plants and trees, chipped and shrubbery borders and feature deck.









Maple Drive forms part of a highly sought after and select development which is well placed for a wide range of amenities including excellent schooling, local shops and the bypass linking to Glasgow and surrounding districts. The development is relatively traffic free and includes a play area for children.

AY4903 | Sat Nav: 1 Maple Drive, Ayr, KA7 3QP

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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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