



9 VICTORIA PARK

AYR,

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A charming traditional semi-detached villa occupying generous gardens within one of Ayr's very best residential areas.

Number 9 is an immediately appealing traditional semi-detached villa set back from the road and centrally positioned within mature gardens. Although requiring a degree of modernisation the property represents a rare opportunity to acquire a spacious home with flexible accommodation arranged over two levels close to the Old Racecourse, the seafront and the town centre. If further accommodation is required there is space to extend subject to any appropriate consents.

The property provides a range of features and benefits including a fitted kitchen, three piece bathroom, double glazing, gas central heating with an 'Ideal' boiler housed in the external store, extensive fitted wardrobes/cupboard space and neutral decoration.

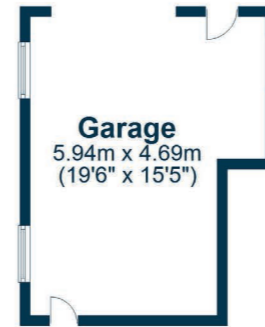
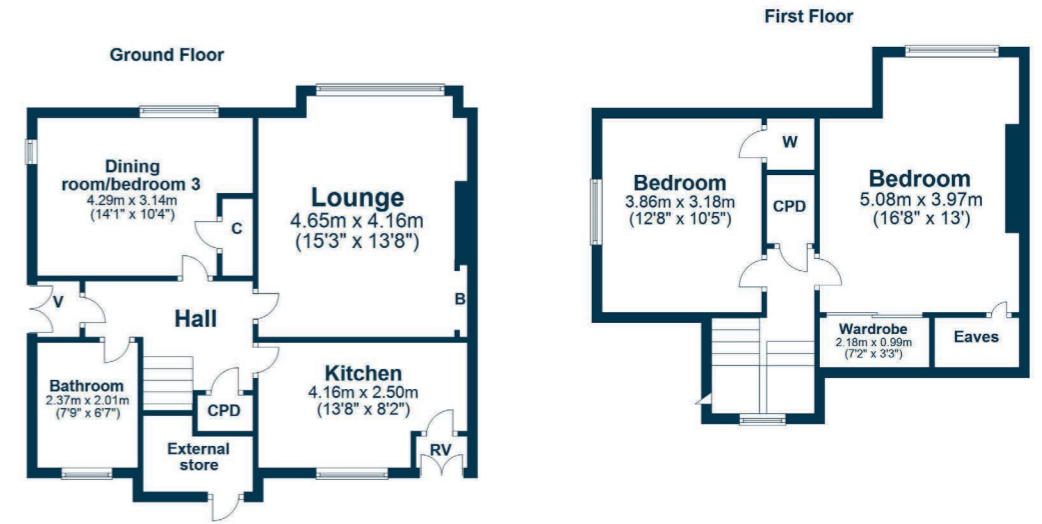
In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, lounge with box window formation and feature fireplace, dining room/third double bedroom, fitted kitchen, rear vestibule and three piece bathroom. Upstairs there are two further double bedrooms.

Externally access to number 9 is to the right of the property with block paved driveway parking culminating in the detached garage. The south facing front garden is predominantly laid to lawn with well stocked shrubbery borders creating a high level of privacy. The rear garden is also laid to lawn with block paved patio area, vegetable patch and shrubbery borders.









Victoria Park is a first class residential address close to the seafront and Old Racecourse with further local amenities at Seafield Stores incorporating a grocery store, post office and pharmacy while Ayr town centre is less than one mile distant and provides a more comprehensive range of retail shopping and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

AY4872 | Sat Nav: 9 Victoria Park, Ayr, KA7 2TR

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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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