



36 BRIAR GROVE

AYR

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2 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

This immaculately presented 2/3 bedroom detached bungalow has landscaped south west facing private gardens, an en-suite, a modern shower room and kitchen, a sun room and a detached workshop, car port and driveway

'Coorie Doon', Number 36 is an impressive detached bungalow set within landscaped, south west facing, private garden grounds that will appeal to a range of potential purchasers. The interior has tasteful, neutral decor, quality flooring and a modern fitted kitchen as well as a modern shower room. This fantastic home has an additional sun room and a detached workshop with power.

Briar Grove is a quiet residential address and perfectly positioned for access to excellent local schools, the amenities of the town and swift commuting to Glasgow via the A77/ M77.

In more detail, the generous internal accommodation extends to an entrance vestibule with storage cupboard, a spacious lounge, a modern fitted kitchen with integrated appliances, side door access to a car port and driveway, a family shower room with walk-in shower and two double bedrooms, including one with a storage cupboard/wardrobe and an en-suite w.c. The third bedroom is currently used as a dining room/family room. There is gas central heating and double glazing.

Externally there are gardens to the front that are laid mainly to lawn and a paved driveway that leads to the car port and the detached workshop, which has mains power. The fully enclosed private rear garden has a lawn area, attractive borders with shrubs and trees, paved pathways leading to a timber sitooterie - a perfect garden to relax and unwind in, therefore, early viewing is advised.

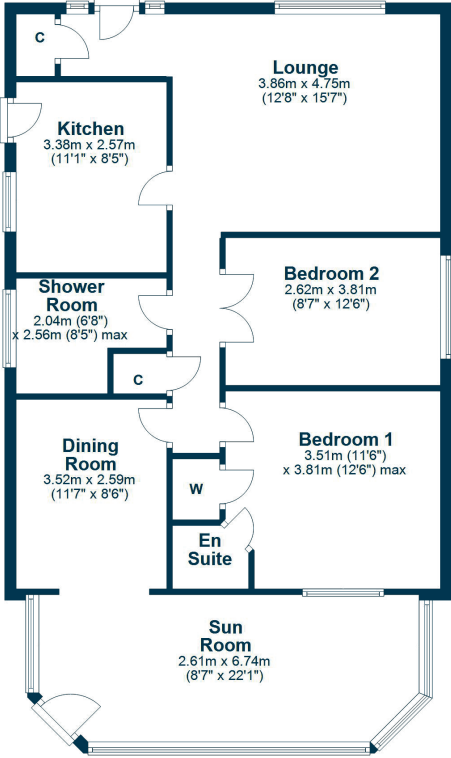








Ground Floor



Ayr has a comprehensive range of local amenities that include excellent primary and secondary schooling, shops, supermarkets, transport links and leisure facilities. There are road and rail links to Glasgow via the A77 and Ayr train station respectively and Prestwick Airport is only 8 miles distant by road.

AY4923 | Sat Nav: 36 Briar Grove, Ayr, KA7 3PD

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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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