



**11 KINGS PARK CRESCENT**

AYR

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**4 | BEDROOMS**

**3 | BATHROOMS**

**3 | PUBLIC ROOMS**

**This beautifully presented 4 bedroom (two en suite) detached villa offers flexible accommodation over two levels and features an impressive open plan kitchen with garden/family room, as well as a formal dining room and a front facing lounge.**

Presented to the market in move in condition this generous 4 bedroom detached family villa is situated in a highly desirable location within this much sought after residential location close to Ayr and Prestwick town centres.

Number 11 Kings Park Crescent is beautifully presented and has a luxury feel throughout. To the front is a mono block driveway leading to a single integral garage with a utility area. The rear gardens have been landscaped, creating a neat easily maintained space ideal for alfresco dining and entertaining.

Internally, the property comprises a reception hallway, w.c/cloakroom, a store room, a formal lounge with French doors opening to a formal dining room, a modern fitted kitchen with integrated appliances, which is open plan to the impressive garden/family room with French doors to the garden and patio area.

On the upper level the master bedroom benefits from an en-suite shower room and integrated wardrobes. There are three additional bedrooms and a Jack and Jill en suite. The family bathroom has a three piece suite, completing the accommodation of this lovely home. Early viewing is essential.

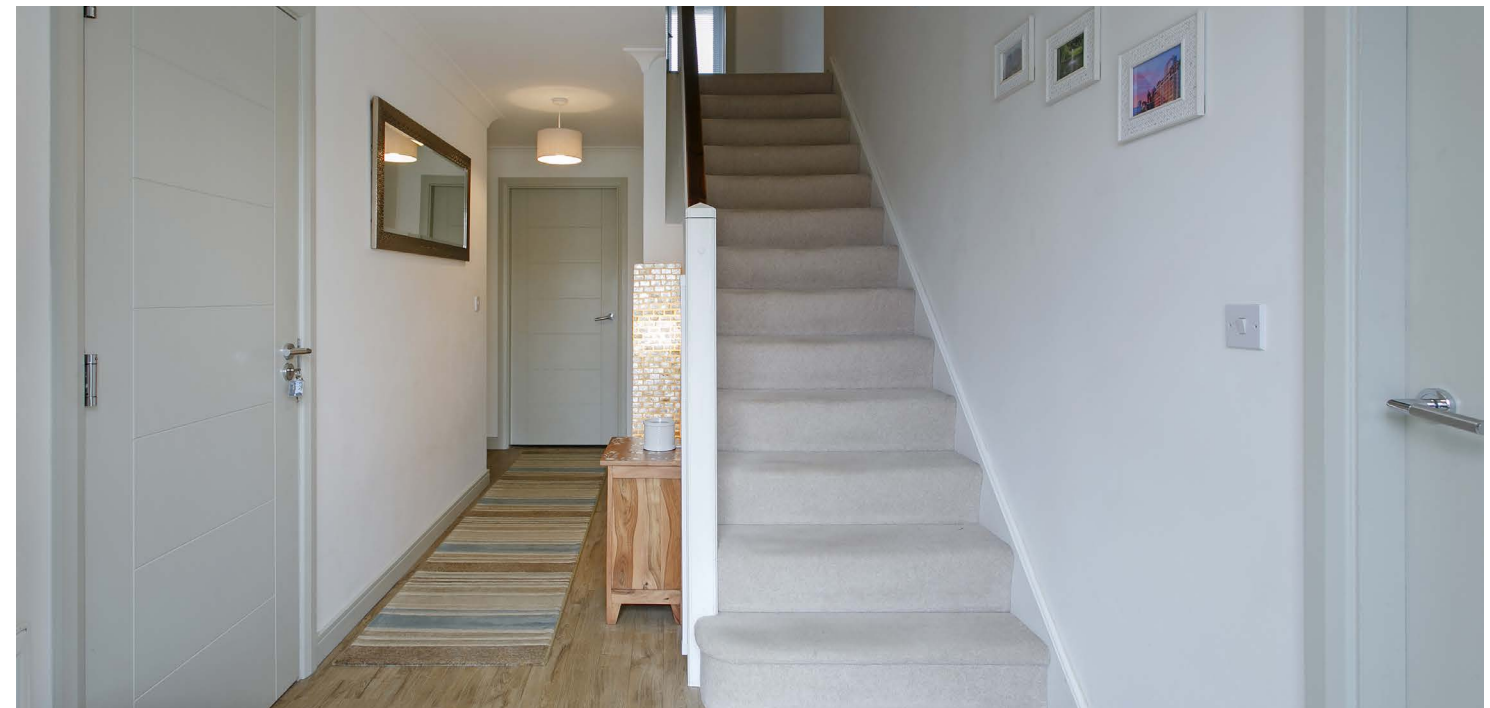












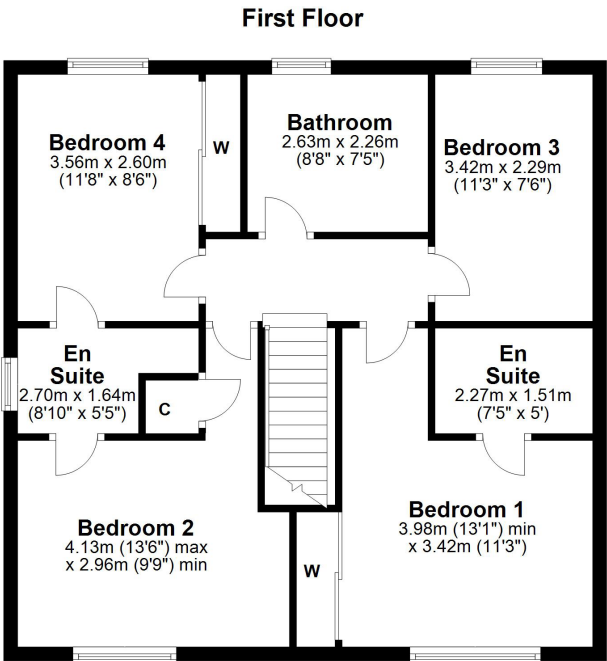
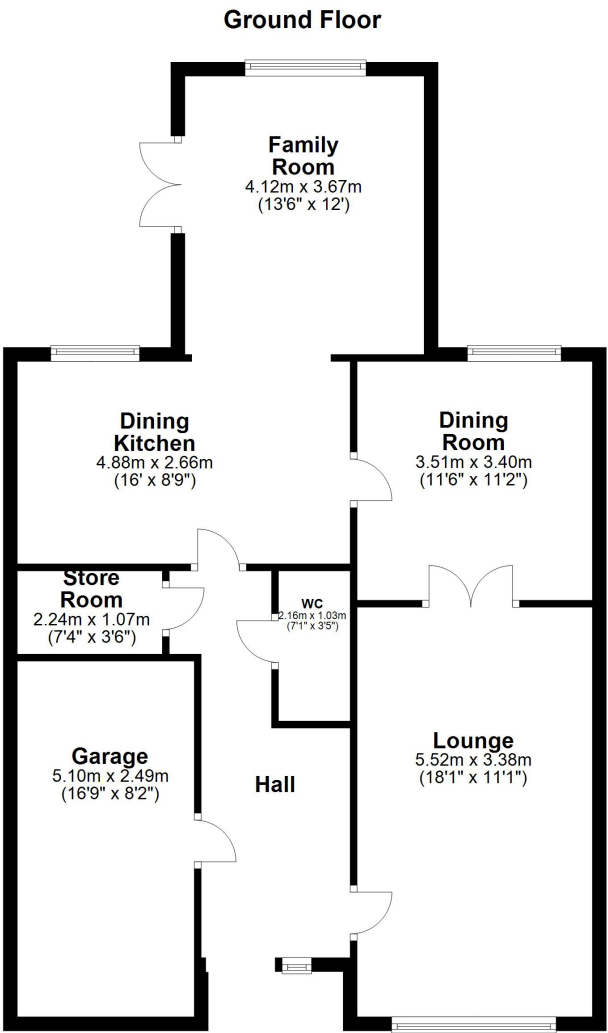












Kings Park Crescent is close to both Ayr and Prestwick town centres, which offer all main local amenities, including shops, transport links and leisure facilities. It is within the school catchment for the sought after Heathfield Primary School and is ideally placed for access to the A77, linking to Glasgow and beyond.

**AY4910** | Sat Nav: 11 Kings Park Crescent, Ayr, KA8 9TH

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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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