



32B CHARLOTTE STREET
AYR

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A beautifully presented semi-detached villa providing stylish, family sized accommodation with good sized gardens and driveway parking approximately 200 yards from the beach.

Number 32B is a charming semi-detached villa perfectly suited to the family market with well proportioned accommodation over two levels and presented in excellent condition having been upgraded and modernised by the current owners including a newly fitted kitchen (integrated appliances), fresh decoration and new floor coverings.

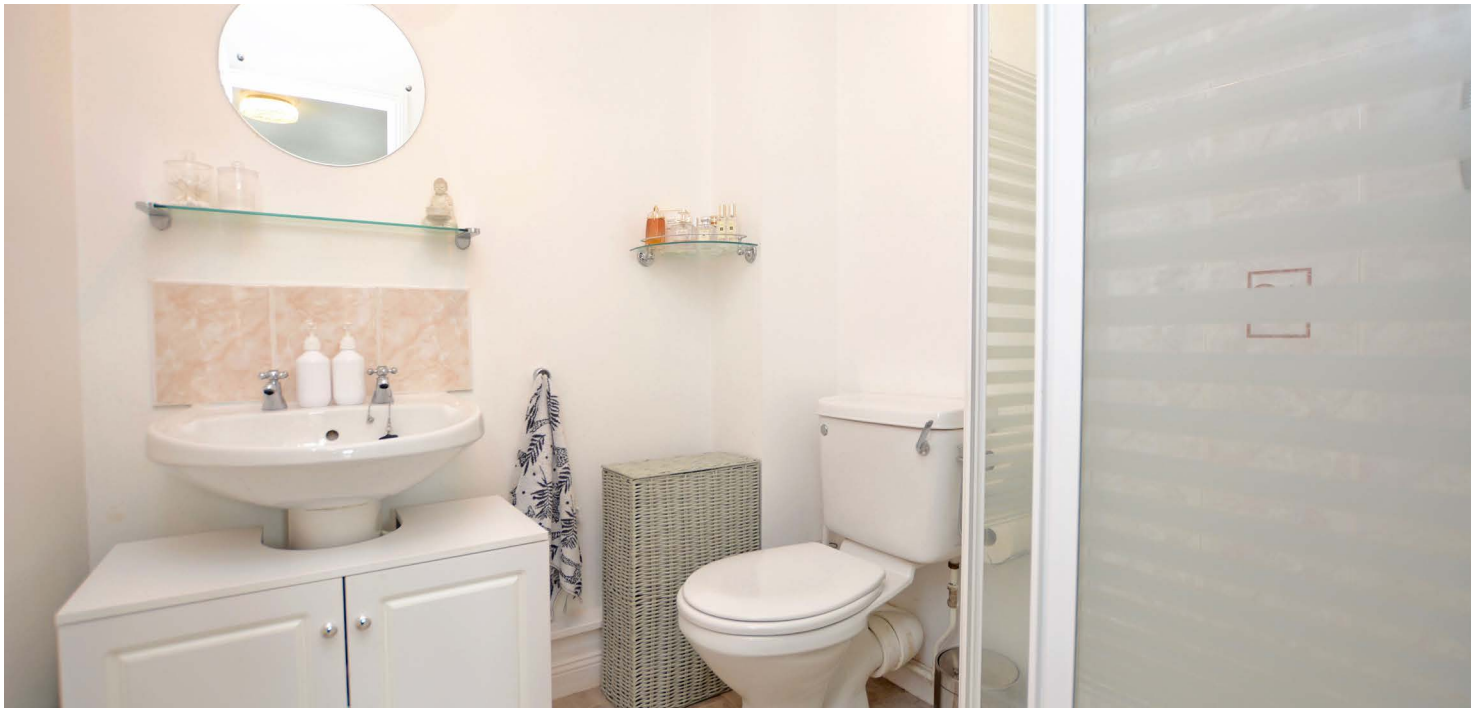
Further features and benefits include a quality three piece bathroom and en-suite shower room to the master bedroom, fitted wardrobe space in all three bedrooms, gas central heating with a recently fitted 'Ideal' boiler housed in the kitchen and double glazing.

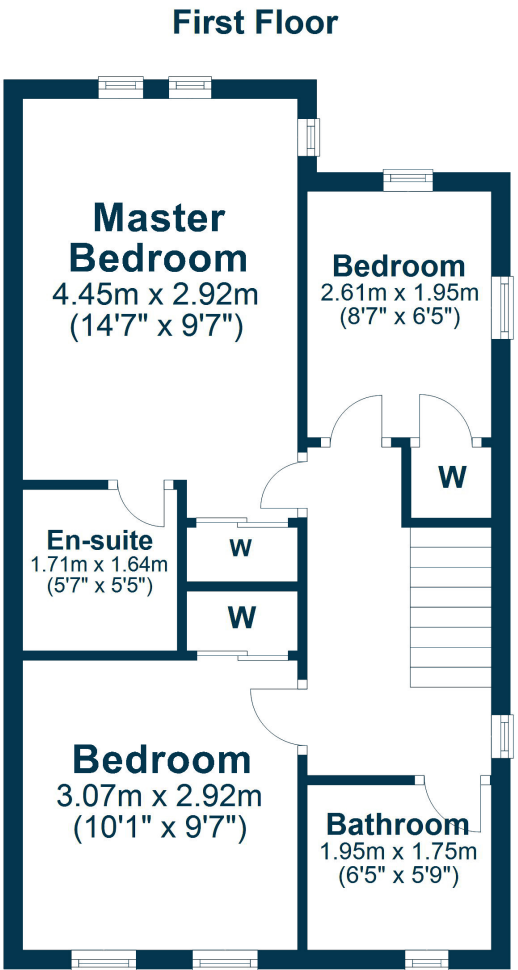
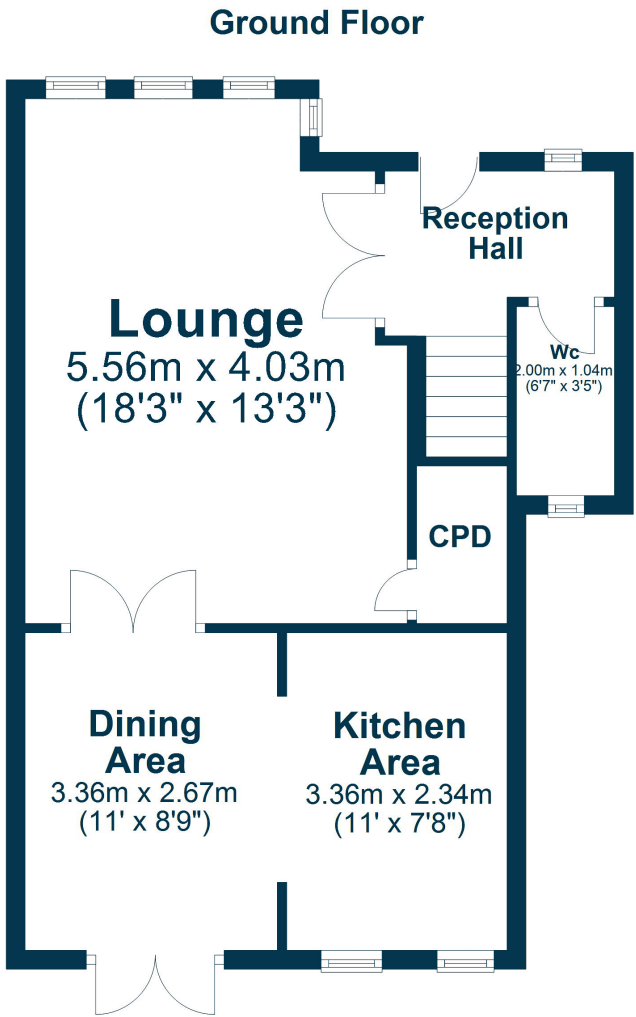
In summary the accommodation extends to, on the ground floor, a reception hallway with two piece wc off, front facing lounge with four piece window formation and a dining room with double doors onto the rear garden and semi open plan to the fitted kitchen. Upstairs there is a landing, three bedrooms (master en-suite) and a three piece bathroom.

Externally the front garden is laid to lawn with block paved driveway parking. The fully enclosed rear garden is predominantly laid to lawn with two patio areas.









Charlotte Street is perfectly placed adjacent to Ayr town centre and close proximity of the seafront and the Grammar School. The town centre offers a comprehensive range of amenities including retail shopping, transport and recreational facilities. For the commuter there is easy access to the A77/M77 bypass which links to Kilmarnock, Glasgow and surrounding areas. The railway station is approximately ten minutes walk and provides swift commuting times to Glasgow.

AY5023 | Sat Nav: 32B Charlotte Street, Ayr, KA7 1EA

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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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