



45 OSWALD ROAD

AYR

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A rarely available and charming semi-detached bungalow providing deceptively spacious, predominately on the level accommodation within extensive gardens and a sought after residential locale.

Number 45 is a most impressive semi-detached bungalow particularly suited to clients seeking predominantly all on the level accommodation and enjoying partial views across St Nicholas Golf Course to the rear from the south westerly facing gardens. The property represents an exceptionally rare opportunity to acquire a quality home offered to the market for the first time in over 50 years.

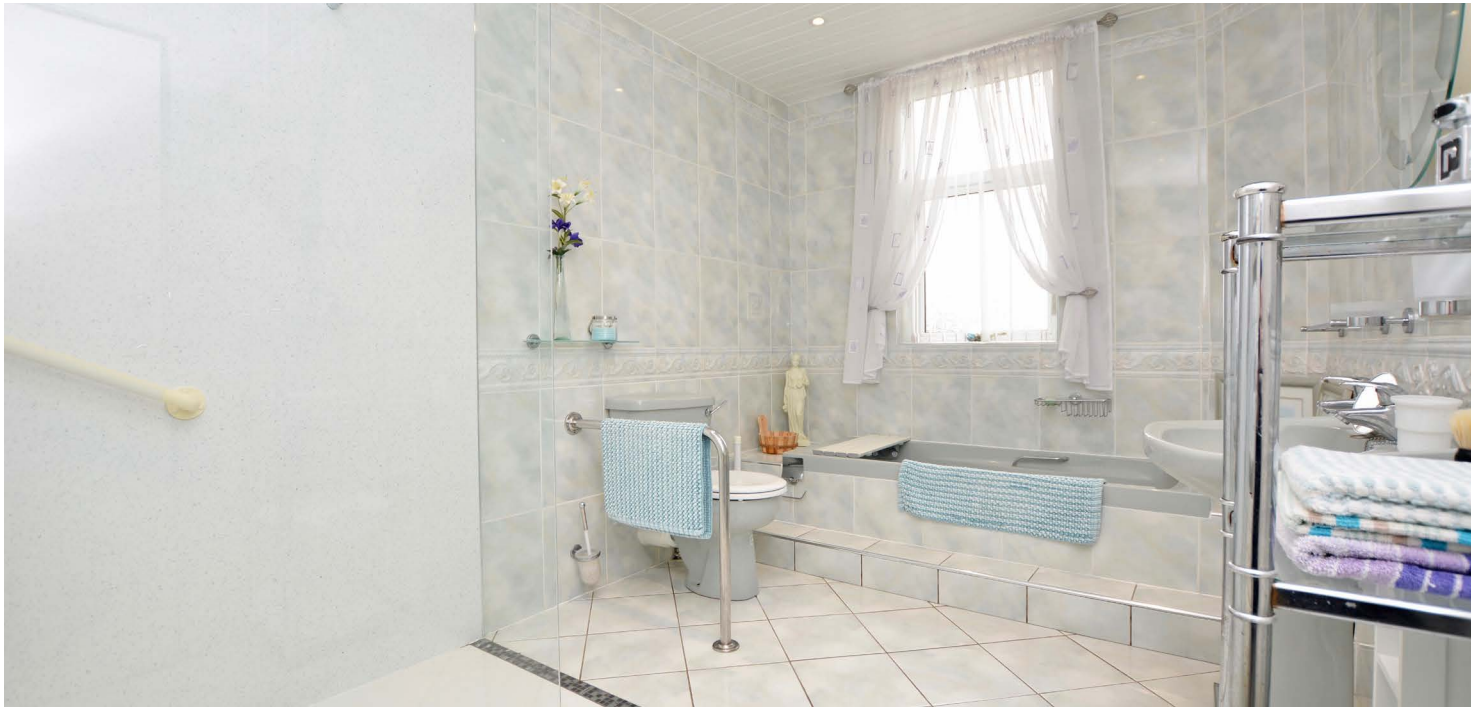
Features and benefits include a modern fitted kitchen with integrated appliances (fridge, dishwasher, microwave, five ring gas hob and electric oven), generous room proportions, double glazing, neutral decoration. quality four piece tiled bathroom and gas central heating.

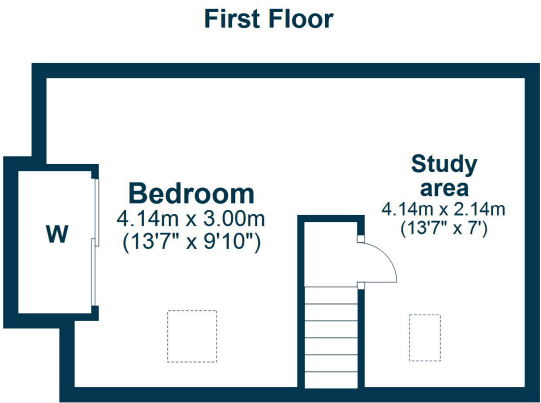
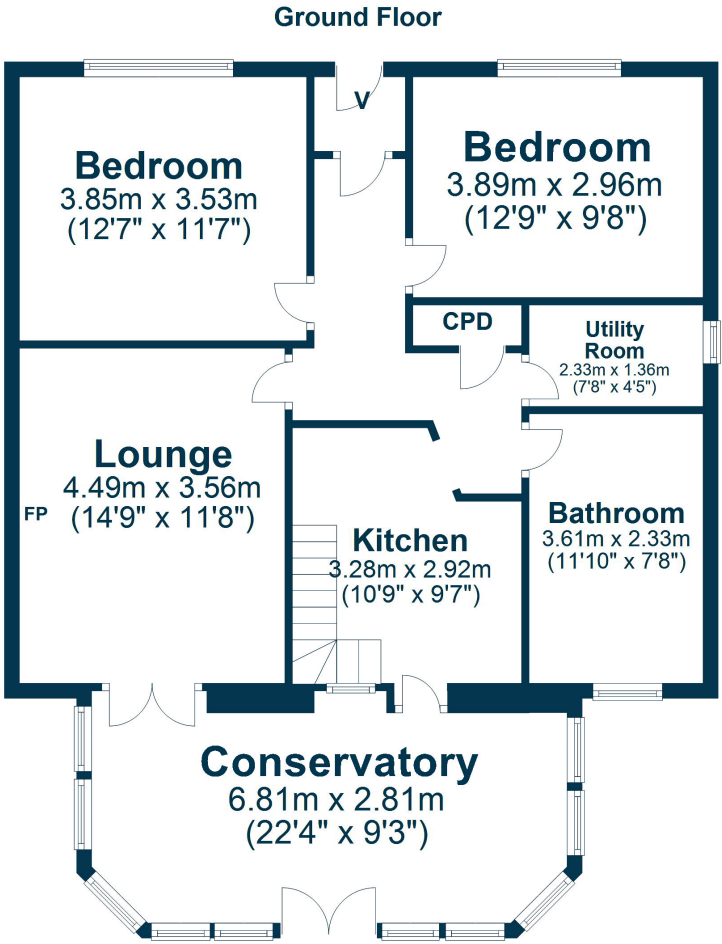
In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, lounge, fitted kitchen, 22' conservatory with space for both dining and relaxing, two double bedrooms, utility room and four piece bathroom. Upstairs there is a further double bedroom with fitted wardrobes and a study area.

Externally the front garden is laid to low maintenance with block paved driveway and decorative chips. The fully enclosed rear garden is child safe and enjoys an extensive area of lawn, shrubbery borders and raised patio area (original block paved patio below). Included in the sale will be two garden sheds and a greenhouse.









Oswald Road is located within close proximity to Newton-on-Ayr railway station and perfectly placed for access to both Ayr and Prestwick town centres and a wide range of amenities including excellent schooling and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

AY5016 | Sat Nav: 45 Oswald Road, Ayr, KA8 8NY

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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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