



**23 JAMES CAMPBELL ROAD**

AYR

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2 | BEDROOMS

1 | BATHROOM

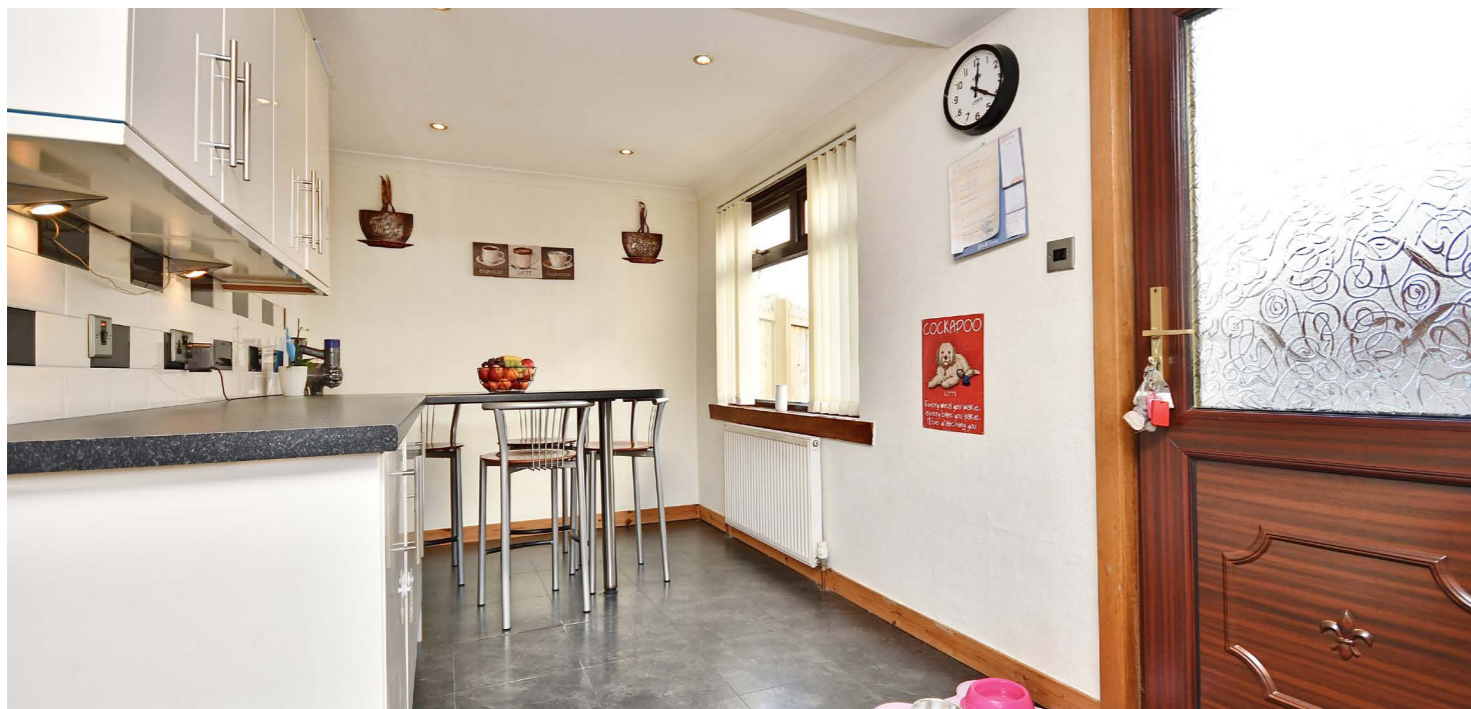
1 | PUBLIC ROOM

**A beautifully presented and spacious semi detached family home set within the popular Craigie estate in Ayr, with excellent garden grounds, neutral decor throughout, off road parking and situated close to schools and a range of other local amenities.**

23 James Campbell Road is a fantastic example of a spacious semi detached home, offering a level of accommodation that is sought-after by a range of purchasers, particularly the family market. There is excellent privacy with landscaped garden grounds, off road parking at the side and the property is perfectly situated within the Craigie estate for those buyers looking for ample living space near good schools, shops, transport links and leisure facilities. The interior is presented in pristine condition, with an extended dining kitchen, plenty of storage and loft access.

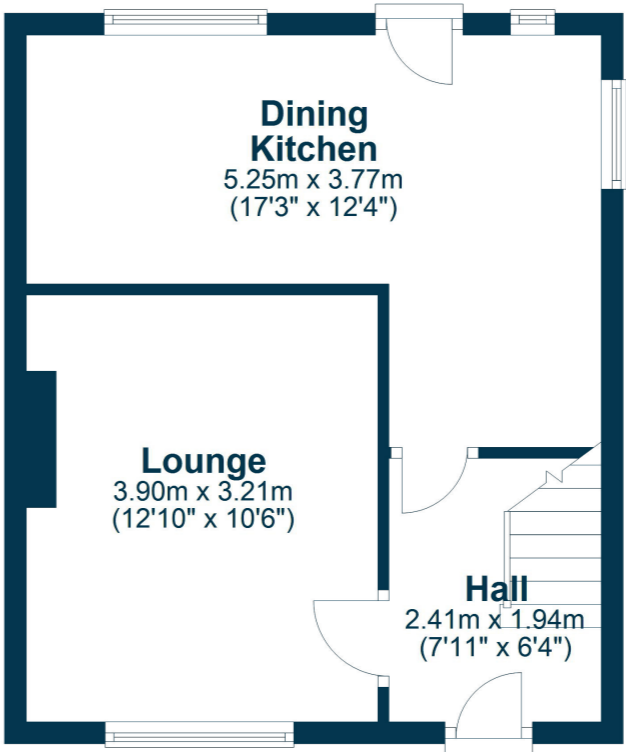
In more detail, the internal accommodation extends to an entrance hall, a spacious lounge and an open plan fitted dining kitchen, with ample wall and base units and a door to the rear garden. On the upper floor there is a family bathroom, loft access and two large double bedrooms, including one with built-in storage.

Externally the gardens to the front are laid mainly with lawn, highlighted by decorative shrub borders and paved pathways. The rear garden is fully enclosed, with a mixture of hard and soft landscaping, including a paved patio area, lawn and pathways. There is also a driveway to the side laid with decorative aggregate.

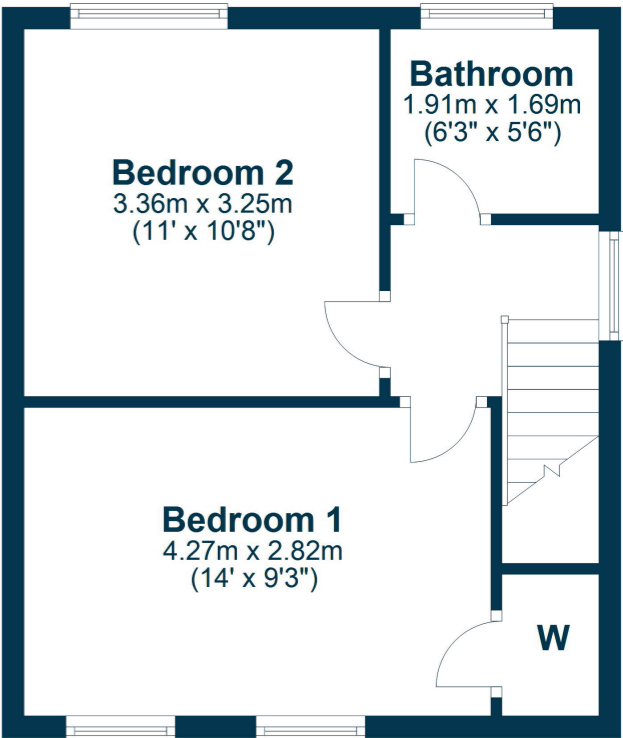




Ground Floor



First Floor



Craigie is closely located to Ayr town centre, which has a fantastic range of shopping, dining and leisure facilities. It is also ideally situated close to Ayr Railway Station and the A77 road network, linking to Glasgow and surrounding districts. There are excellent local schools, including the new Ayr Academy within the Craigie estate, and regular local bus services.

AY5105 | Sat Nav: 23 James Campbell Road, Ayr, KA8 0RX

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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