46 RACECOURSE ROAD

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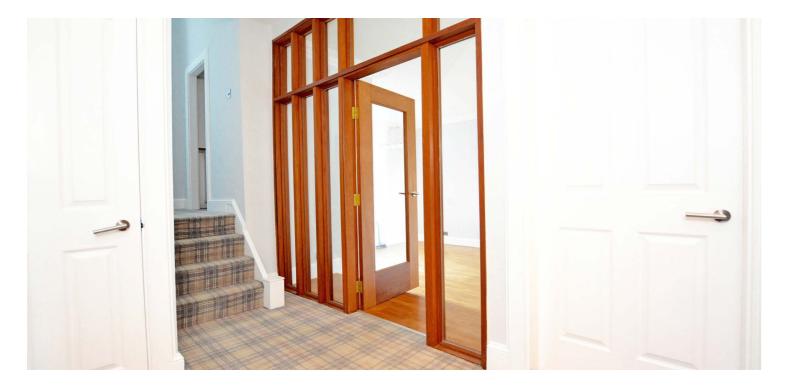
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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Number 46 is a unique and immediately appealing mews cottage presented to the market in excellent condition with modern and traditional features combining to create a lovely home.

Features and benefits include a fitted 'Alno' kitchen, quality sanitary ware, generous wardrobe/storage space, hardwood flooring in the sitting room, gas central heating with a 'Vaillant' boiler and fresh carpets. From the upstairs cupboard there is a storage area accessed via a drop down ladder.

In summary the accommodation extends to, on the ground floor, an entrance vestibule, reception hallway, sitting room, double bedroom/dining room, modern fitted kitchen, three piece shower room and utility. At the half landing there is a home office/study. On the first floor there is a lounge/bedroom 3, second double bedroom (with fitted wardrobes) and three piece bathroom. From the utility area there is access to the large garage.
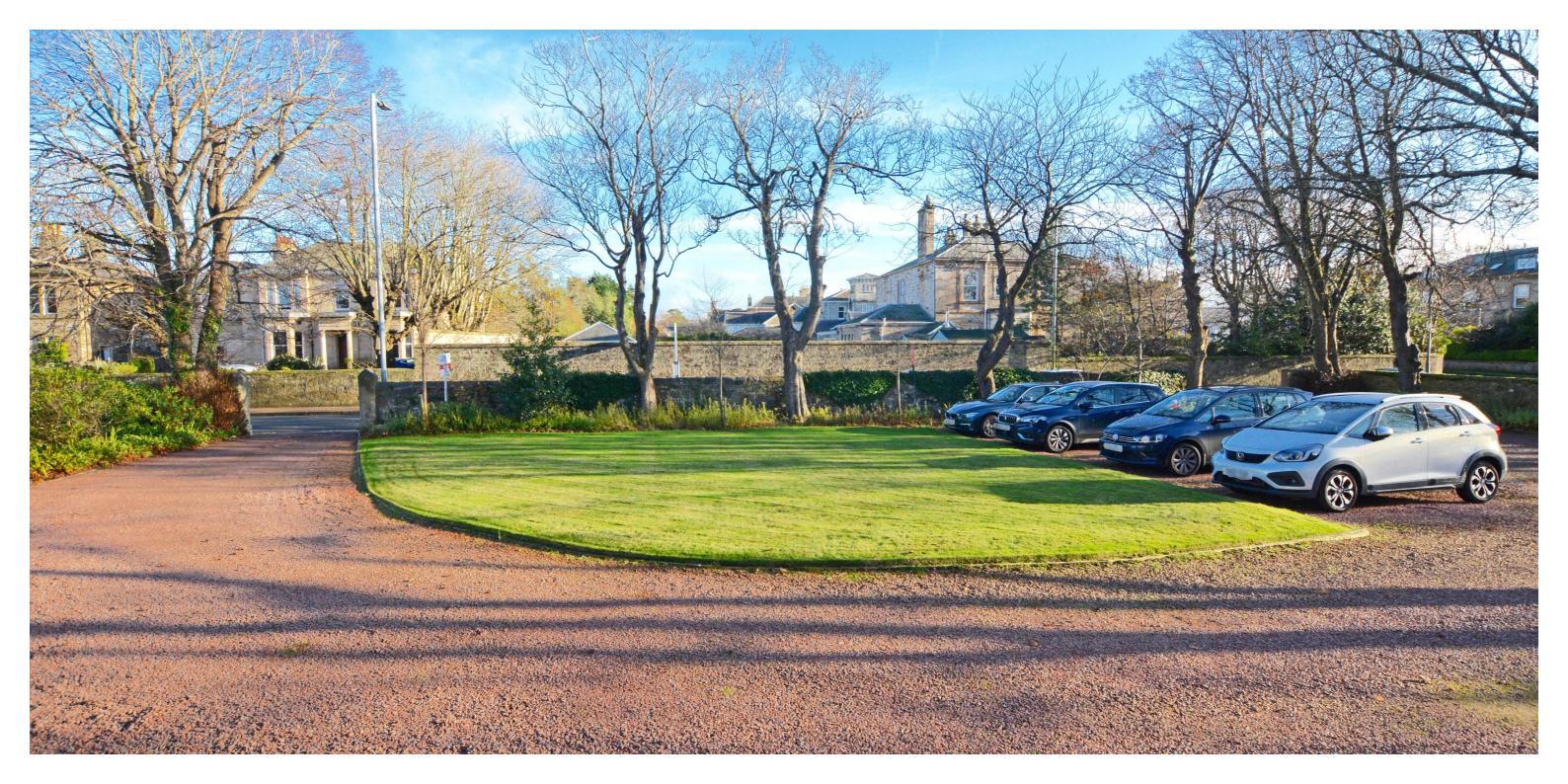
Externally the property is approached by a chipped driveway culminating in the garage with automatic front door. The front gardens are communal and laid to lawn with mature trees. There is a private patio garden accessed from the utility/garage.

Ground Floor

First Floor

Garage
5.30m x 2.89m
(17'5" x 9'6")

Shower Room
2.17m x 1.32m
(7'1" x 4'4")

Kitchen
3.37m x 2.30m
(11'1" x 7'6")

Bedroom/dining rm
3.37m x 2.26m
(11'1" x 7'5")

Hall

Utility

Sitting room
4.68m x 3.45m
(15'4" x 11'4")

CPD

Study
1.57m x 1.38m
(5'2" x 4'6")

Bedroom
3.49m (11'5") max
x 2.62m (8'7")

Bathroom
2.49m x 1.35m
(8'2" x 4'5")

Lounge/bedroom 3
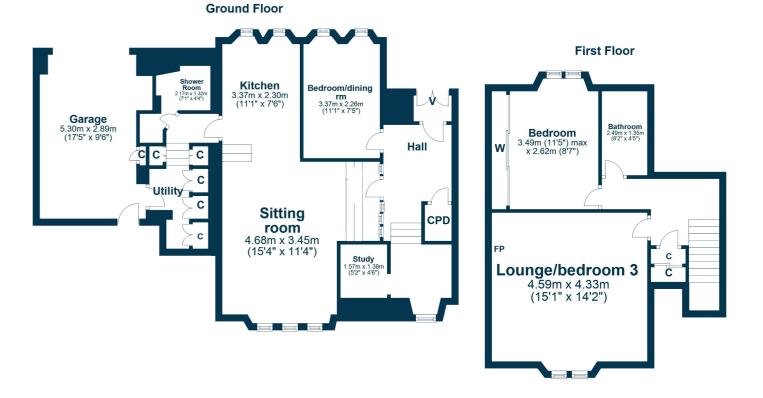4.59m x 4.33m
(15'1" x 14'2")

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Racecourse Road runs parallel to the sea-front and is home to some of Ayr's finest period properties. The location is perfectly placed for walks along the promenade, the Old Racecourse and around 0.5 miles from the centre of Ayr which provides a comprehensive range of amenities including supermarket and retail shopping.

AY5113 | Sat Nav: 46 Racecourse Road, Ayr, KA7 2UY

For the full home report visit **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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