



**10 INVERKAR ROAD**

AYR

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A stunning upper conversion of a Victorian villa providing generously proportioned accommodation with private, south westerly facing garden and driveway parking adjacent to Ayr town centre.**

Number 10 is a traditional conversion providing extensive accommodation suited to a variety of potential purchasers and ideally positioned set back from the road in a highly sought after residential locale.

The property provides stylish, flexible accommodation with an excellent level of fixture and finish including a range of period features such as cornice work, raised skirting's and high ceilings. These are combined with a modern fitted kitchen, luxury sanitary ware including a four piece bathroom with Spa bath and en-suite shower room to the master bedroom to create a quite exceptional property. In addition the property has gas central heating, double glazing, neutral decoration and quality floor coverings.

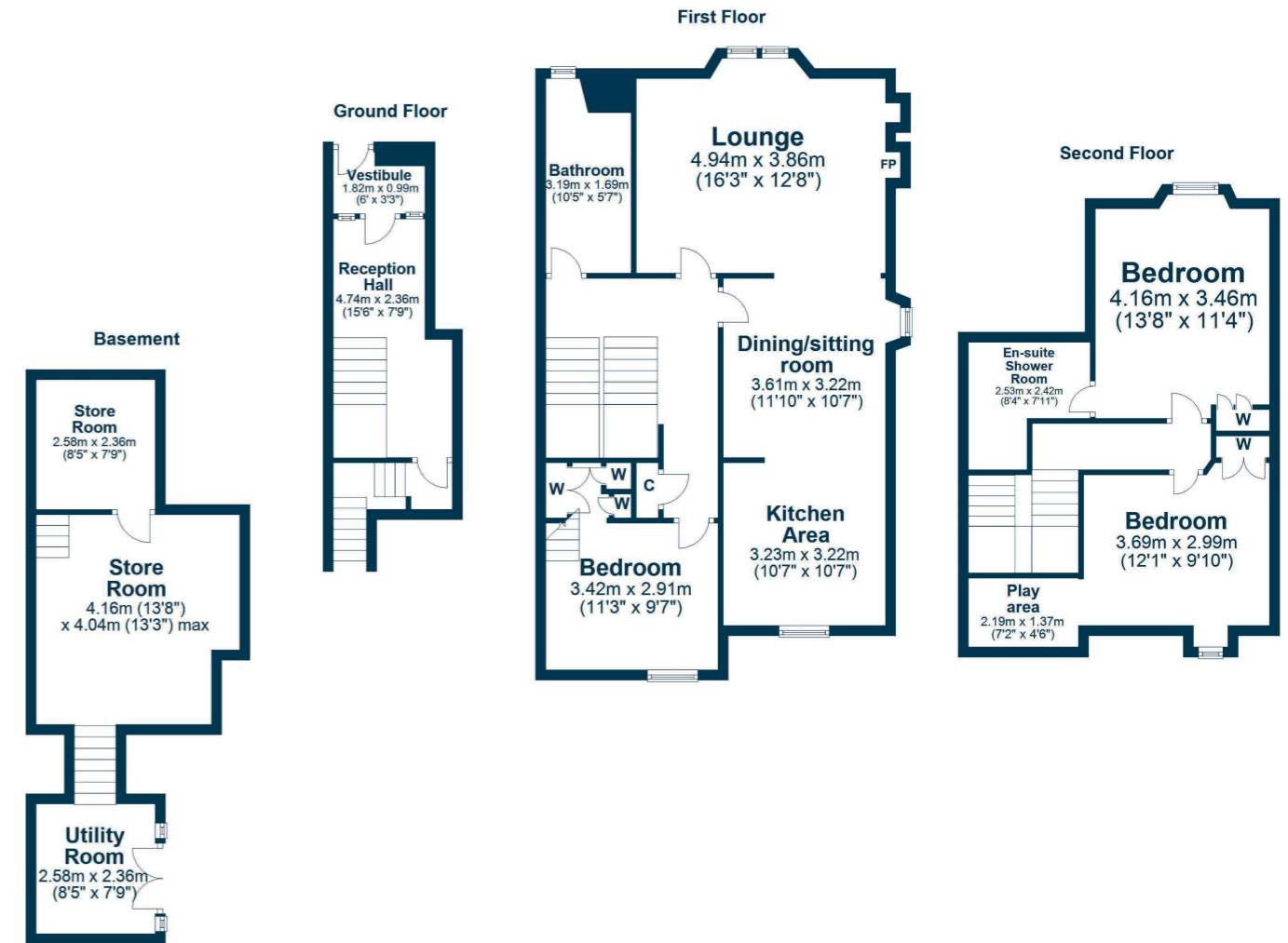
In summary the accommodation extends to on the ground floor, a vestibule and reception hall with stair to the first floor and stair to the basement level. The first floor comprises of a broad landing, front facing lounge with feature fireplace, modern fitted kitchen open plan to the dining/sitting room and a double bedroom with fitted wardrobes. On the second floor there are two further bedrooms rooms including a master suite with three piece en-suite shower room. On the basement level there are two store rooms and a useful utility room with double doors to the rear garden.

Externally to the front there is chipped driveway parking providing off street parking for two vehicles. The fully enclosed rear garden is south westerly facing and has been hard landscaped for low maintenance with patio areas, covered bbq area and purpose built hot tub enclosure.









Inverkar Road is a delightful road with a number of period properties and traditional bungalows perfectly placed for Ayr town centre and the railway station linking to Glasgow and surrounding areas. Ayr town centre provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

**AY5161** | Sat Nav: 10 Inverkar Road, Ayr, KA7 2JT

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.



WE'RE **SOLD** ON  
YOUR FUTURE



Corum Ayr  
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)