



**36 BELLEVUE CRESCENT**

AYR

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**2 | BEDROOMS**

**1 | BATHROOM**

**3 | PUBLIC ROOMS**

**A beautifully presented traditional ground floor conversion providing spacious accommodation and located in a lovely tree lined residential address adjacent to the town centre.**

Number 36 is a traditional Victorian ground floor conversion perfectly suited to clients looking for all on the level accommodation without compromising on space. The property has been upgraded and modernised by the current owner and enjoys an excellent position close to the town centre within a first class residential address which is admired for its blossom trees.

Features and benefits include a modern fitted kitchen, double glazing, gas central heating, three piece bathroom and neutral decoration. Period features include cornice work, high ceilings, generous room proportions and original doors and skirtings.

In summary the accommodation extends to a shared hall, reception hallway, front facing bay windowed lounge/bedroom, sitting room, open plan dining kitchen, further double bedroom, study, garden room, three piece bathroom and useful utility.

Externally the front garden is laid to decorative chips with surrounding shrubbery borders. The rear garden has shrubbery borders, slabbed patio area and access to the lane to the rear.





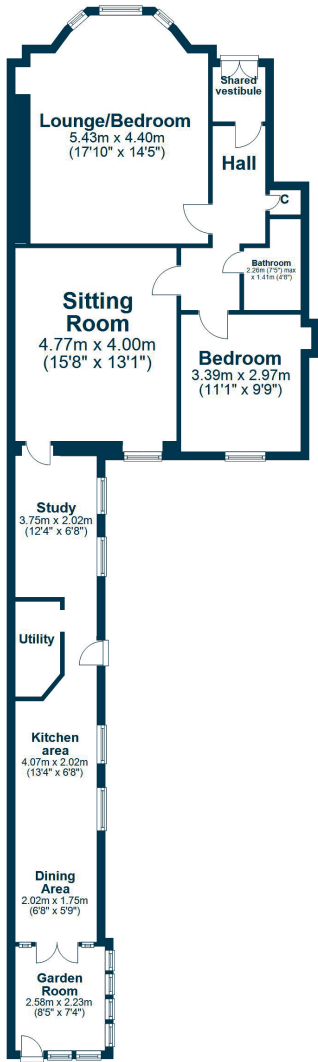












Bellevue Crescent is a charming tree lined Crescent considered one of Ayr's finest residential locations. It lies just south of the town centre and a short walk to the seafront and low green. Ayr town centre provides excellent amenities including mainline rail link to Glasgow as well as a variety of retail shopping, transport and recreational facilities.

**AY5175** | Sat Nav: 36 Bellevue Crescent, Ayr, KA7 2DR

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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