



**49 MONUMENT ROAD**

AYR

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c o r u m





**3 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**A superbly appointed traditional semi-detached villa situated on Monument Road just a short distance from Corsehill and Rozelle Park as well as the superb municipal golf courses at Belleisle and Seafield.**

This absolutely stunning home offers an incredible specification and sits within professionally landscaped gardens that are enclosed to the rear. The property is presented to the market in true walk in condition and combines luxurious fixtures and fittings, perfectly matched to a stylish and contemporary interior. It would ideally suit the medium sized family or equally the discerning professional couple/single market.

The flexible layout comprises six principal apartments formed over two levels with the focal point, a fabulous open plan designer kitchen/dining room extension with patio doors that lead directly onto a large decked area ideal for outdoor entertaining. In addition, the tandem garage extension gives direct access to the kitchen and a superb garden room with double glazed doors.

In more detail, the accommodation comprises reception hall, modern shower room with Porcelanosa tiling, formal bay window lounge, family/TV room, dining room open plan to a German designer kitchen, useful separate utility room, upstairs three good bedrooms and breathtaking luxury bathroom.

Outside, the gardens are professionally landscaped for ease of maintenance. The rear garden has two all weather decked patios, raised flower beds, quartz chipped decorative areas and paved pathways. The front garden has ample hard standing for vehicles and private parking. The garage is a tandem style with an extended workshop area with access to garden room.





















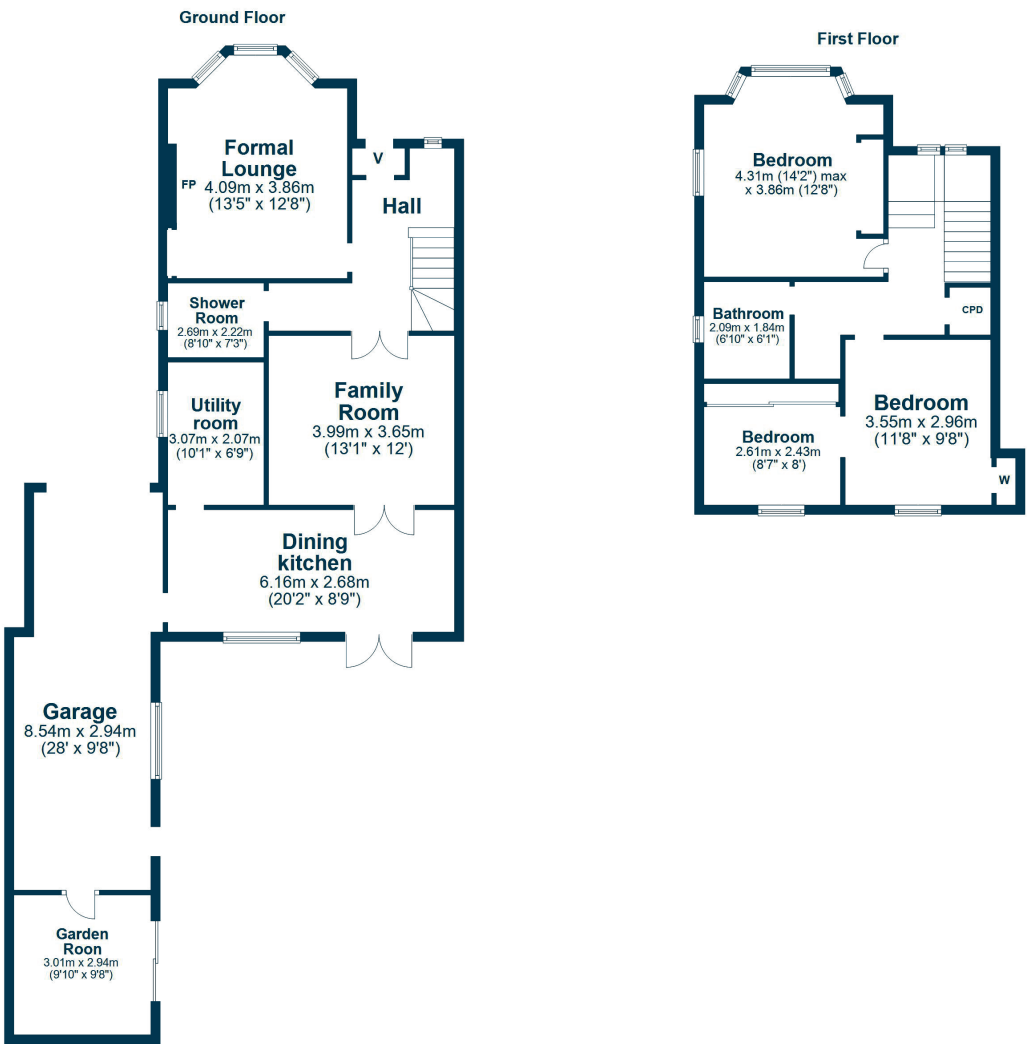












Monument Road lies a short distance from Ayr town centre where you will find a comprehensive range of amenities including excellent retail and supermarket shopping, many cafes, restaurants and bars, main line transport and recreational facilities. Corse Hill Park and Rozelle Park are within walking distance as is the seafront which can be accessed across the old racecourse.

**AY5180** | Sat Nav: 49 Monument Road, Ayr, KA7 2UD

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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