



45 BURNBANK ROAD

AYR

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

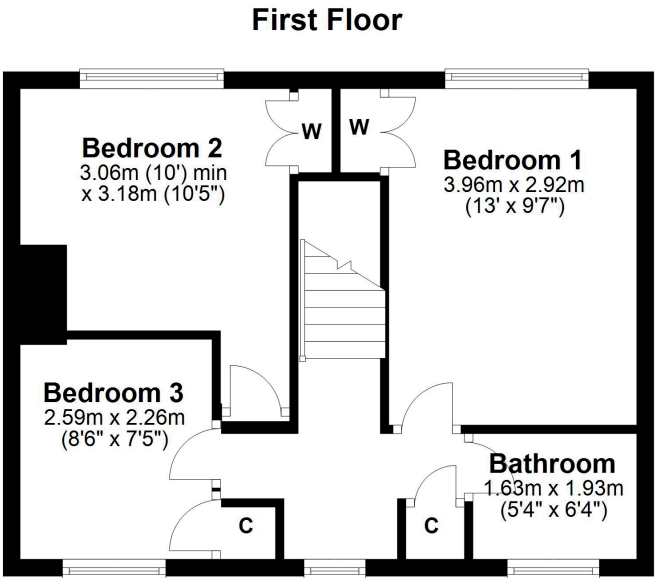
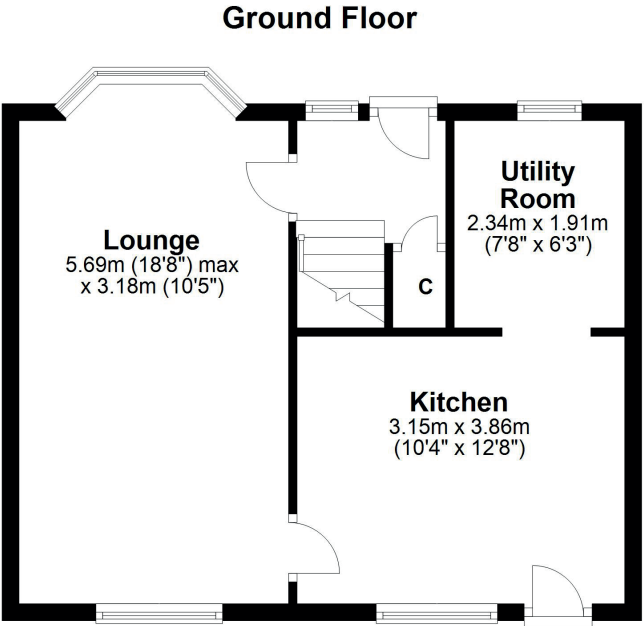
A truly spacious semi detached family home with private garden grounds and set within the popular Belmont area of Ayr.

45 Burnbank Road is a fantastic semi detached family home in a popular residential area of Ayr, near local bus links, a comprehensive range of amenities and excellent schooling. The spacious accommodation is perfect for a range of potential buyers, particularly the family market. There are extensive garden grounds across this generous plot, with a large private rear garden, gardens to the front and ample on street parking.

In more detail, the internal accommodation extends to an entrance hall with an under stairs storage cupboard, a spacious lounge with space for dining and a window to the front and rear, and a fitted kitchen with a separate utility room and a door to the rear garden. On the upper floor there are two double bedrooms, including one with over stairs storage and built-in wardrobes, loft access off the landing, a single bedroom and a bathroom suite.

Externally the rear garden is enclosed and laid with low maintenance. The front garden is hard landscaped with paved steps, decorative aggregate and ornamental features.





The market town of Ayr benefits from all the main amenities one would expect from a large coastal town, including schools, shops, restaurants and bars, transport links, supermarkets and leisure facilities. The A77/M77 road network also allows swift commuting to Glasgow and surrounding districts.

AY5182 | Sat Nav: 45 Burnbank Road, Ayr, KA7 3QF

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



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Corum Ayr
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk