



# DERCLACH

24 RACECOURSE ROAD, AYR

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5 | BEDROOMS

3 | BATHROOMS

5 | PUBLIC ROOMS

**Derclach is a magnificent late 19th century detached villa which enjoys a prominent position at the corner of Racecourse Road and Wheatfield Road - one of Ayr's foremost residential areas and adjacent to the town's famous low green and beachfront.**

This handsome Category C listed property was commissioned by local architect James Archibald Morris circa 1892 and commands an impressive figure distinguished by impressive bay window formations and stunning facade of red sandstone under a pitched slate roof.

The subjects sit gracefully amidst beautiful mature gardens and offers a rare opportunity to acquire a simply superb family home within walking distance of the seafront and Ayr town centre.

The house displays a wealth of period features which thankfully, have been retained, whilst the present owners have carefully undertaken a sympathetic internal redecoration programme that perfectly maintains the integrity of the original house.

Features of note include impressive sash and case bay window formations, intricate ceiling cornice and plaster work, fine carpentry and superb wood panelling, feature fireplaces and hand carved timber staircase.

In terms of accommodation, the house extends to around 5000 sq ft so there is easily enough space to cater for even the most boisterous of families. The house can be configured as five bedrooms or six bedrooms as required.

In more detail, the ground floor comprises entrance vestibule, cloakroom/WC, broad reception hall with oak stair case and feature fireplace, magnificent formal lounge with bay window, formal dining room, drawing room, traditional style fitted kitchen, utility, family room, modern shower room and second kitchen boiler room.

Upstairs there is spacious upper landing accessed via the grand oak stair case. There are five double bedrooms (master with new en suite shower room) large walk in storage with access to floored loft and modern family bathroom.

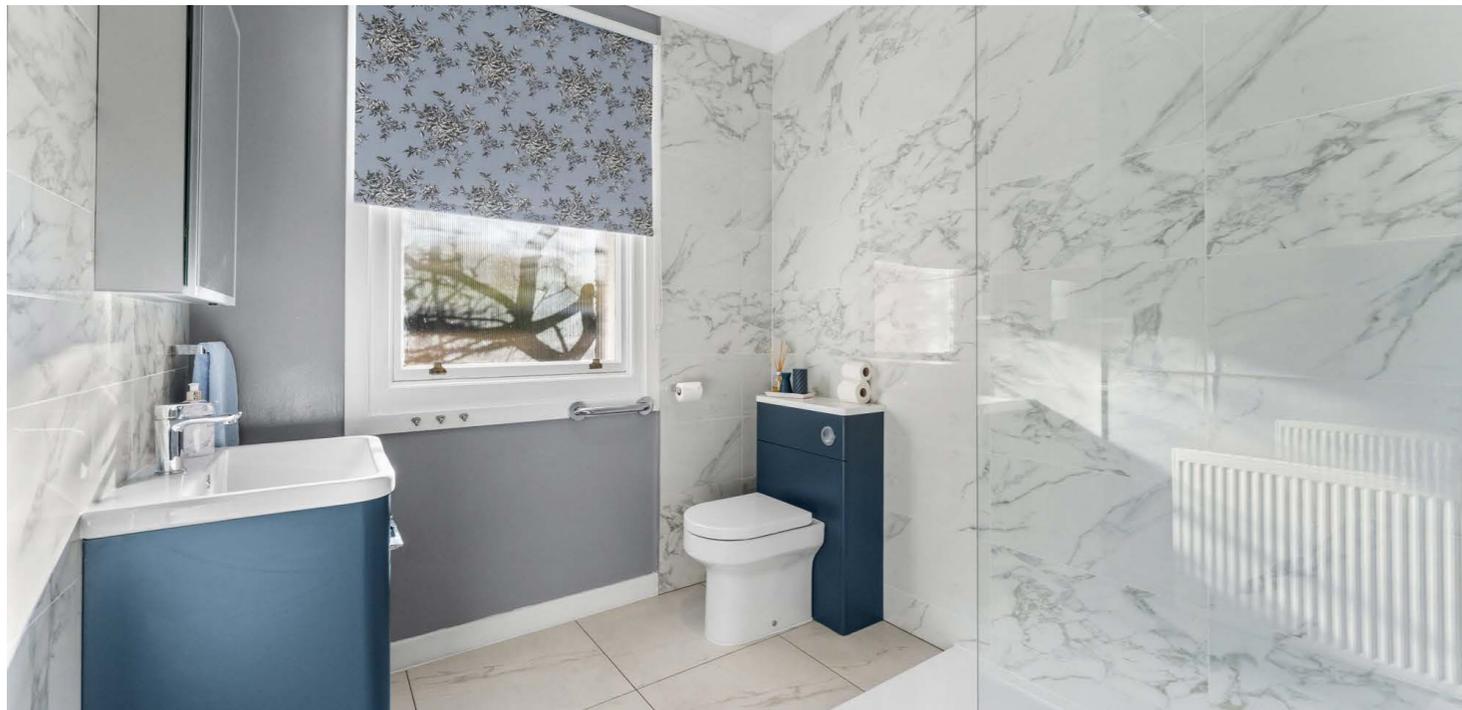
The extensive mature gardens offer a delightful mix of soft and hard landscaped areas with extensive lawn and sweeping chipped driveway access via electric gates and provides private parking for multiple vehicles. To the side of the property there is a further drive and lawned area which leads to a detached double garage.

















Racecourse Road lies at the fringe of Ayr town centre and sea front. It is home to some of the towns finest residential homes and conveniently placed for access to a wide range of amenities as well as the sea front and the low green.

AY5189 | Sat Nav: 24 Racecourse Road, Ayr, KA7 2UU

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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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