



15 BELLEVUE ROAD

AYR

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A beautifully presented and deceptively spacious semi-detached villa with south facing gardens and garage within one of Ayr's most sought after residential addresses close to the town centre.

Number 15 is a semi-detached villa which has been comprehensively upgraded and modernised resulting in a truly immaculate family home within a highly sought after residential locale. The property is bright and airy with an abundance of natural light throughout including the open plan lounge and dining area which create a warm and inviting environment perfect for entertaining guests or cosy nights in.

Features and benefits include a modern fitted kitchen, luxury sanitary ware, quality floor-coverings, double glazing, gas central heating with a 'Worcester' boiler and neutral decoration. The loft space is accessed via a pull down ladder in the upper landing and currently provides excellent storage although potential purchasers could develop this space if desired.

In summary the accommodation extends to, on the ground floor, a welcoming reception hallway with two piece WC off which leads to the spacious lounge with feature gas fireplace and is open plan to the dining area, spacious kitchen, useful utility/rear hallway and storage. Upstairs there is a generous landing, three double bedrooms and a quality four piece bathroom.

Externally the property is equally impressive. There are well tended gardens to the front and rear. The front garden is laid to decorative chips with shrubby borders. The beautifully landscaped south facing rear garden is a true sun trap featuring a decked entertaining area with feature deck directly accessed from the dining area, ideal for summer gatherings. In addition there is lawn, patio and shrubby borders. Included in the sale will be the garden shed. There is a single garage (18' x 10') at the rear providing secure parking and further storage with access from Marchmont Road Lane.

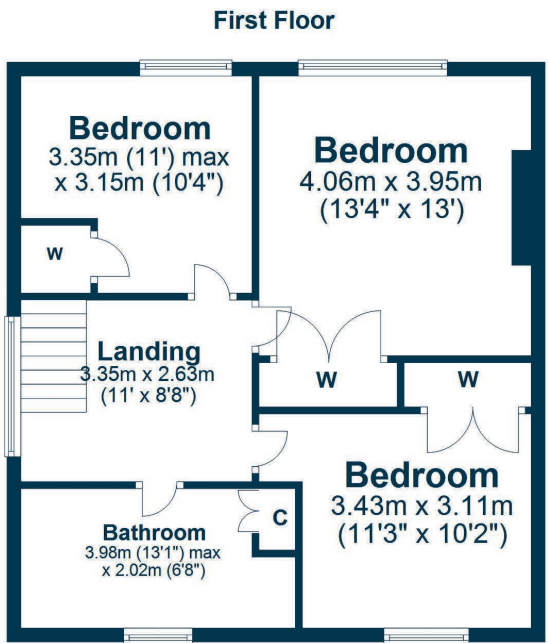
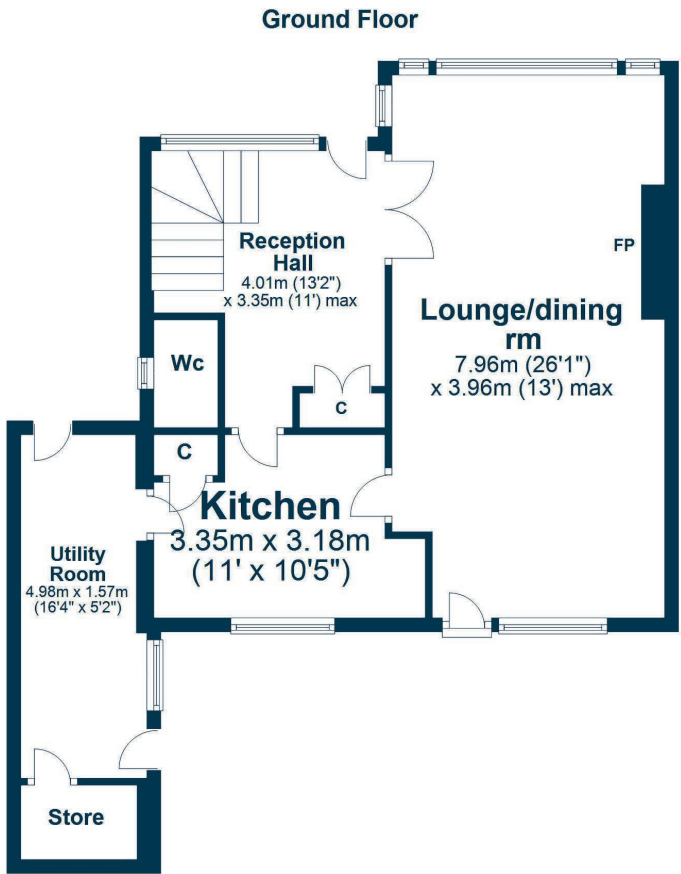












Bellevue Road and the surrounding streets are home to some of Ayr's finest family homes and the area is considered a wonderful place in which to reside. Excellent amenities are within walking distance and the sea front and esplanade are literally on the doorstep. Ayr town centre provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. The A77/M77 road network provides swift commuting access to Glasgow City Centre and surrounding districts while Prestwick International Airport offers regular flights to destinations throughout Europe.

AY5191 | Sat Nav: 15 Bellevue Road, Ayr, KA7 2SA

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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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