



33 TIREE AVENUE

DOONFOOT

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5 | BEDROOMS

4 | BATHROOMS

2 | PUBLIC ROOMS

An absolutely stunning modern detached villa built by Cala Homes with fabulous, uninterrupted views over Ayr bay, bespoke level of finish, driveway parking and integral double garage.

Number 33 is an exceptional modern detached villa perfectly suited to the family market and situated in an enviable plot with spectacular outlook across Ayr bay and over the Firth Of Clyde. Immediately in front of the property is the designated common green with play park area while the beach and seafront is a short stroll away down the farm road.

The 'Moncrief' model is the largest model on the development and number 33 has been further enhanced with a wealth of extras including a bespoke fitted kitchen with centre island, upgraded utility, quality flooring, made to measure shutters and feature fireplace in the lounge.

The focal point of this impressive home is a wonderful open plan kitchen/sitting/dining room with bi-folding doors to the extensive rear garden, one of the largest in the development.

The property provides all the features and benefits of a brand new home including a bespoke fitted kitchen with centre island, integrated appliances and matching utility room adjacent, luxury 'Lauren' sanitary ware including three en-suites, solar panels, fitted wardrobes in all five bedrooms, gas central heating, quality floor coverings, double glazing and neutral decoration.

In summary the accommodation extends to, on the ground floor, a welcoming reception hallway with two piece cloaks/wc off, front facing formal lounge with feature fireplace, open plan kitchen/sitting/dining room with bi-folding doors to the rear garden and useful utility room off with door to the double garage. Upstairs there is a spacious landing with vaulted ceiling, extensive fitted cupboard space and access to five double bedrooms (including a master suite with four piece en-suite bathroom and dressing area with extensive fitted wardrobes). Completing the accommodation is a four piece family bathroom. Two of the remaining bedrooms feature en-suite shower rooms.

Externally the front garden is laid to lawn with adjacent block paved driveway parking culminating in the integral double garage. The fully enclosed rear garden is predominantly laid to lawn with patio area.





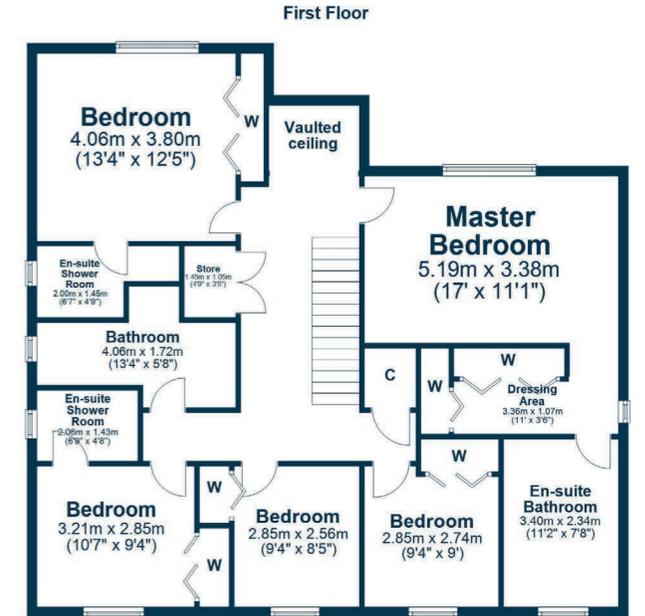
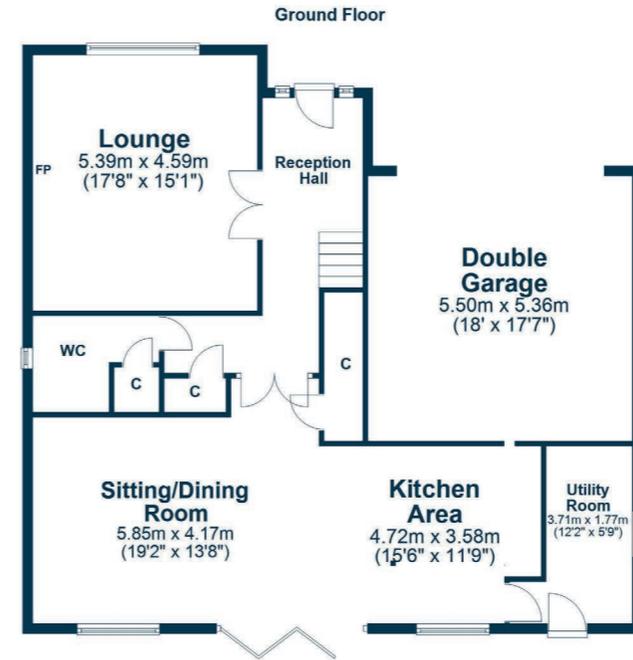
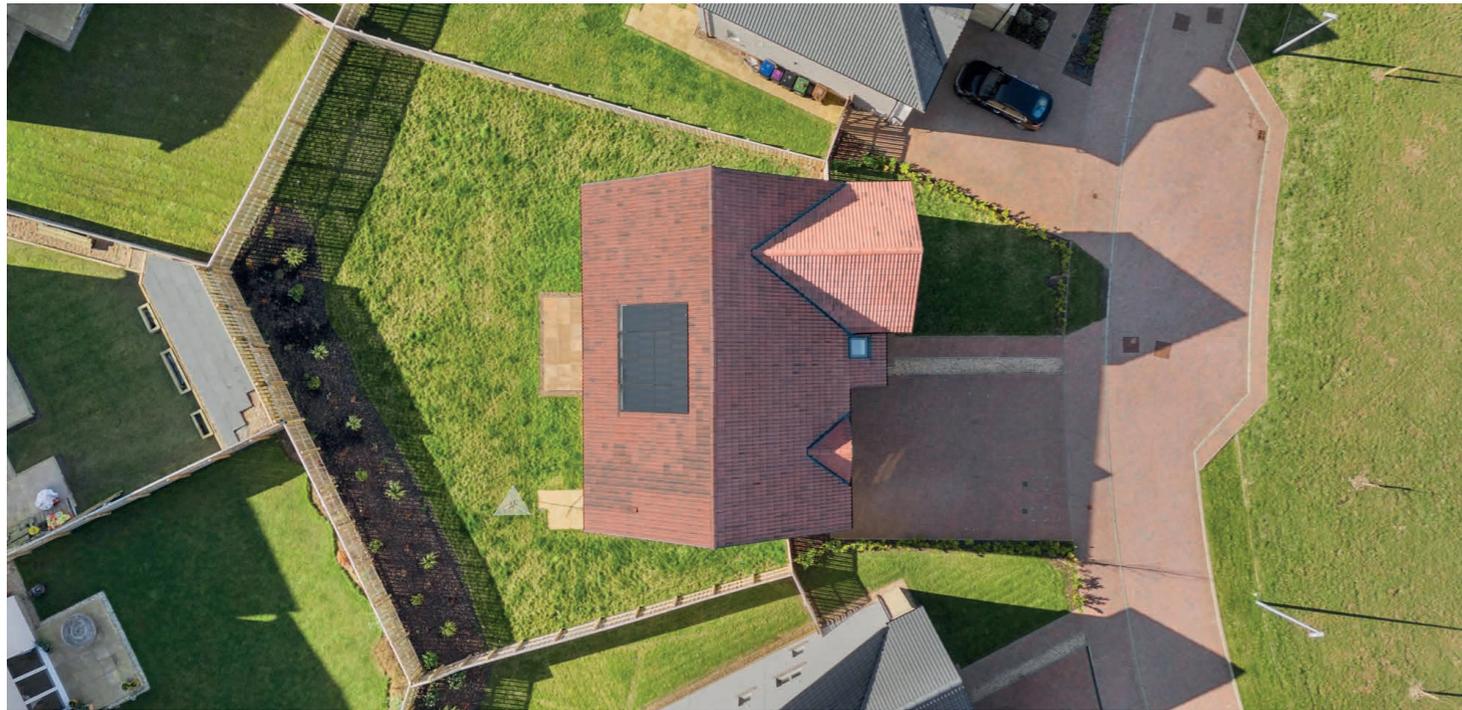












Three Avenue forms part of a stylish development by Cala Homes within close proximity to the seafront and the highly regarded Doonfoot Primary School. There are a variety of local amenities within the immediate area while Ayr town centre is around three miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

AY5192 | Sat Nav: 33 Three Avenue, Doonfoot, KA7 4FQ

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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