



**LANGLAIGH**

8 RACECOURSE ROAD, AYR

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4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

**A unique and much admired architect designed villa commanding an unrivalled coastal position with uninterrupted, panoramic views and direct, private access to the Low Green and beach beyond.**

Completed in 2011 'Langlaigh' is a modern detached villa which provides commodious and beautifully presented accommodation extending to approximately 3400 square feet and enjoying one of the finest positions on the shorefront with sweeping, panoramic views including The Carrick Hills, The Heads of Ayr and across the Firth of Clyde to the Isle of Arran. The location is truly enviable set well back from Racecourse Road within generous, well tended gardens with a private gate onto the Low Green and the centre of Ayr just a few minutes walk away.

The level of fixture and finish is high including a bespoke fitted Alno kitchen (Silestone work tops, breakfasting bar and integrated appliances), luxury sanitary ware with Porcelanosa tiling, custom made double glazed windows, hardwood flooring and security system. The property has been further improved by the current owners including the upgrading of the heating system with an air source heat pump, 4.92 KWP PV panels with inverter and 15 kWh batteries (3 x 5kw). In addition there are new garage doors (electric sectional), entrance gates, greenhouse attached to the garage, garden tool shed, car charging point in the garage and a private door to access the low Green and beach.

In summary the accommodation extends to, on the ground floor, an entrance vestibule, magnificent circular hallway with sweeping staircase, dining kitchen open plan to the family room with doors to the garden and store room, inner hall, sitting room/bedroom 4, office/bedroom 5, utility room and cloakroom. Upstairs there is a galleried landing, lounge room with access to the balcony and three further bedrooms (all with fitted wardrobes and en-suites). The master bedroom also features a dressing area. Completing the accommodation is a wc and small study.

Externally there is gated entry onto a long, chipped driveway (with lighting) providing ample parking with a double detached garage on the left hand side with attached greenhouse. The gardens are fully enclosed and predominantly laid to lawn with extensive planting and flower beds designed by 'The good garden', Prestwick. Throughout the gardens there are mature plants and shrubs and a generous landscaped patio off the family room. Built into the original stone wall is the gate onto the Low Green.





















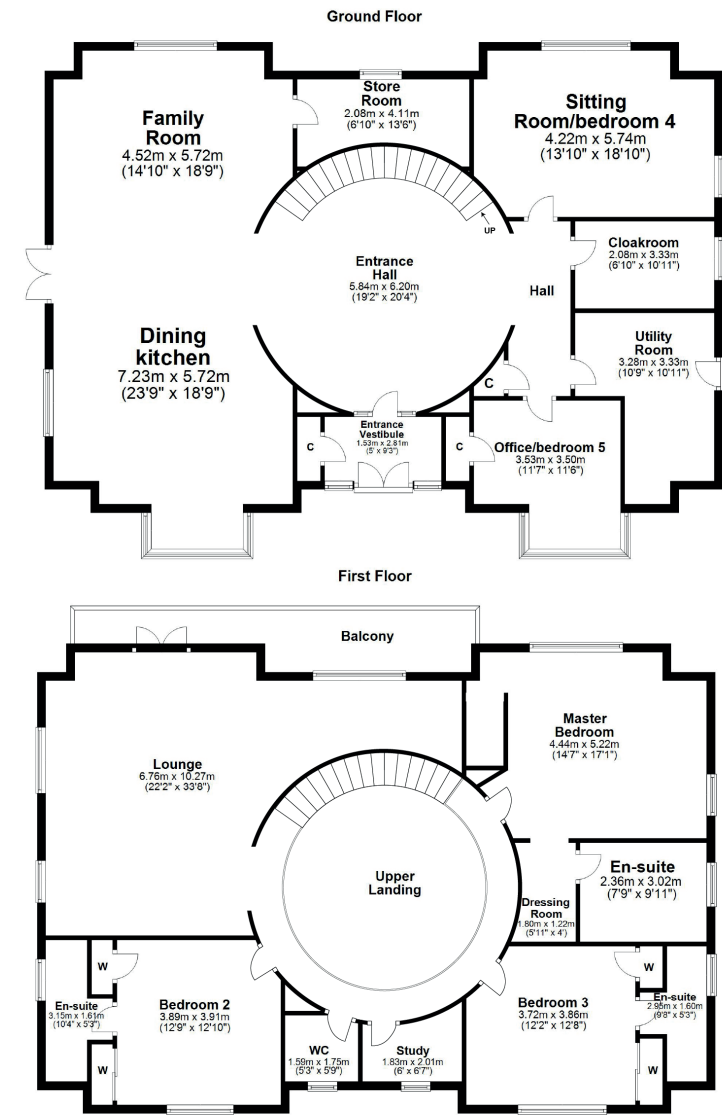












Racecourse Road is home to some of the finest properties in Ayrshire and is perfectly placed close to the seafront and town centre. There is excellent local schooling at both primary and secondary level including Wellington School which is within walking distance. Ayr town centre provides a comprehensive range of amenities including supermarket and retail shopping while there are first class road and rail links to Glasgow making it perfect for commuters. There are a wide range of sporting and recreational facilities close by and both walking and cycling routes along the coast.

**AY5142** | Sat Nav: Lamlash, 8 Racecourse Road, Ayr, KA7 2UP

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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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