



**9 KILBRANDON CRESCENT**  
DOONFOOT

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A simply stunning modern detached bungalow set on a preferred corner plot in a quiet residential locale close to Doonfoot Primary School and the seafront.**

Number 9 is a modern detached bungalow built by Messrs MacTaggart & Mickel with flexible accommodation suited to a variety of potential purchasers, particularly those clients looking for all on-the-level living space in a quiet residential area. There is a detached garage, a driveway and private landscaped garden grounds at the rear, which complement the interior. The property is presented to the market in truly show home condition, with an open plan, luxury kitchen leading into the lounge, quality flooring throughout, an impressive bathroom suite and tasteful, neutral decor.

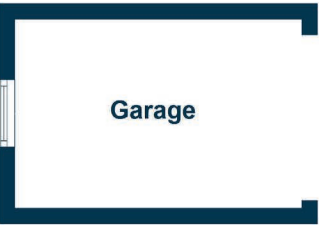
In more detail, the internal accommodation extends to an entrance vestibule, a welcoming hallway with a storage cupboard, a bright lounge to the rear with a feature fireplace and open into a luxury fitted kitchen with high-end integrated appliances and a breakfast bar, two double bedrooms, both with fitted mirrored wardrobes, and a fully tiled shower room suite.

Externally there are gardens to the front, laid with lawn and mature shrubs, with paved pathways and a driveway to the front. There is also a driveway to the side that leads to the detached garage. There is gated access into the private rear garden, which has lawn, a decked patio area, paved pathways and decorative aggregate.









Kilbrandon Crescent is a highly sought after residential address with little through traffic and within close proximity to a range of local amenities, including Doonfoot Primary School and a local shop, the seafront and both Belleisle and Rozelle parks. Ayr town centre is around three miles distant and provides a more comprehensive range of amenities including a mainline rail link to Glasgow.

**AY4929** | Sat Nav: 9 Kilbrandon Crescent, Doonfoot, KA7 4JX

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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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