



# 8 BOURTREE PARK

AYR

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

**An absolutely unique and extremely spacious detached chalet style bungalow occupying a large plot in a private and secluded location just a short distance from Ayr town centre.**

This immaculate property sits in extensive landscaped garden grounds. The house benefits from delightful open aspects to the front over a grassed oval and a splendid private location at the fringe of Ayr town centre.

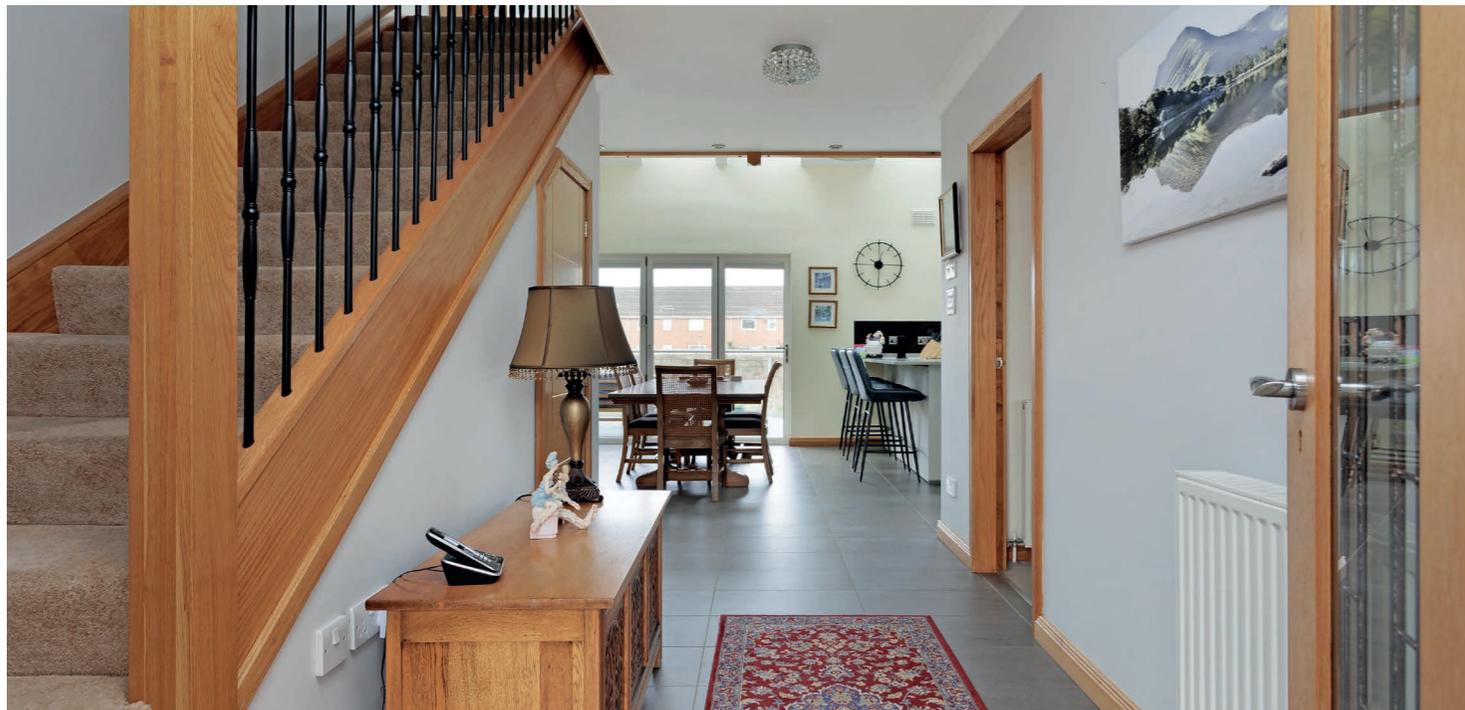
It is a large property of some 2000 sq ft with a superb open plan layout that would cater for a wide range of purchasers especially those clients downsizing from a larger home. The present owners have undertaken a comprehensive and detailed refurbishment of the property and the result is truly bespoke home with high quality specification and stylish modern interior.

The focal point of the house is a fabulous designer kitchen/dining room/family room with bifold patio doors open to a decked patio. There is a superb formal living room with feature fireplace, a downstairs double bedroom with modern shower room adjacent.

Upstairs there is a spacious gallery which provides access to three double bedrooms, one with en suite shower room and a separate family bathroom. The property is double glazed and has a gas fired central heating system.

Outside the gardens offer a pleasant mix of soft and hard landscaped areas with a private all weather resin drive to the front which leads to car port and large garage. The garage has been extended and insulated complete with wood burning stove.

The south facing rear garden has a glazed decked patio with built in pizza oven and BBQ. There is extensive lawn, vegetable garden, covered sheds, patio, drying area, treehouse, and extensive shrubbery borders.





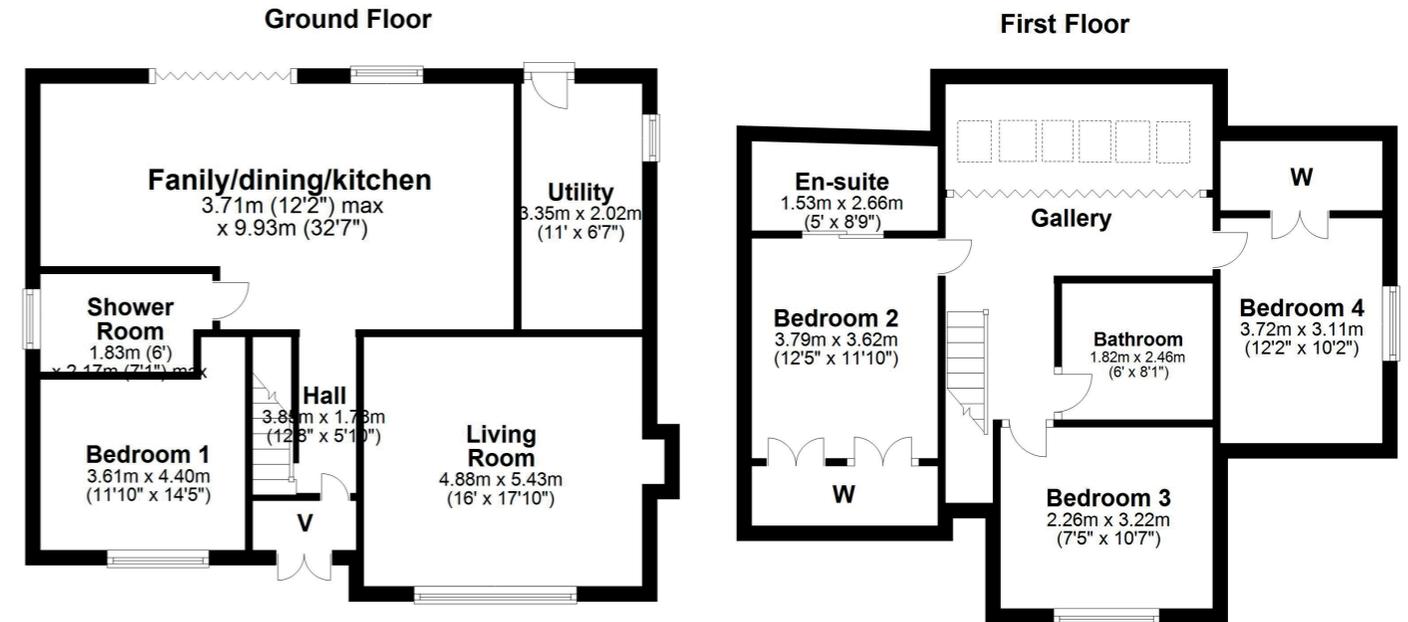












Bourtree Park is a completely unique and private location that lies literally a stones throw from access to Ayr town centre which offers a comprehensive range of amenities including supermarket and retail shops, main line rail and bus stations and wide range of bars and restaurants.

**AY5208** | Sat Nav: 8 Bourtree Park, Ayr, KA7 2JF

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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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