



# 36 PARK CIRCUS

AYR

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6 | BEDROOMS

5 | BATHROOMS

3 | PUBLIC ROOMS

**A stunning 'C' listed Victorian townhouse providing extensive and flexible accommodation of approximately 3500 sq ft within professionally landscaped gardens in an exquisite tree lined address.**

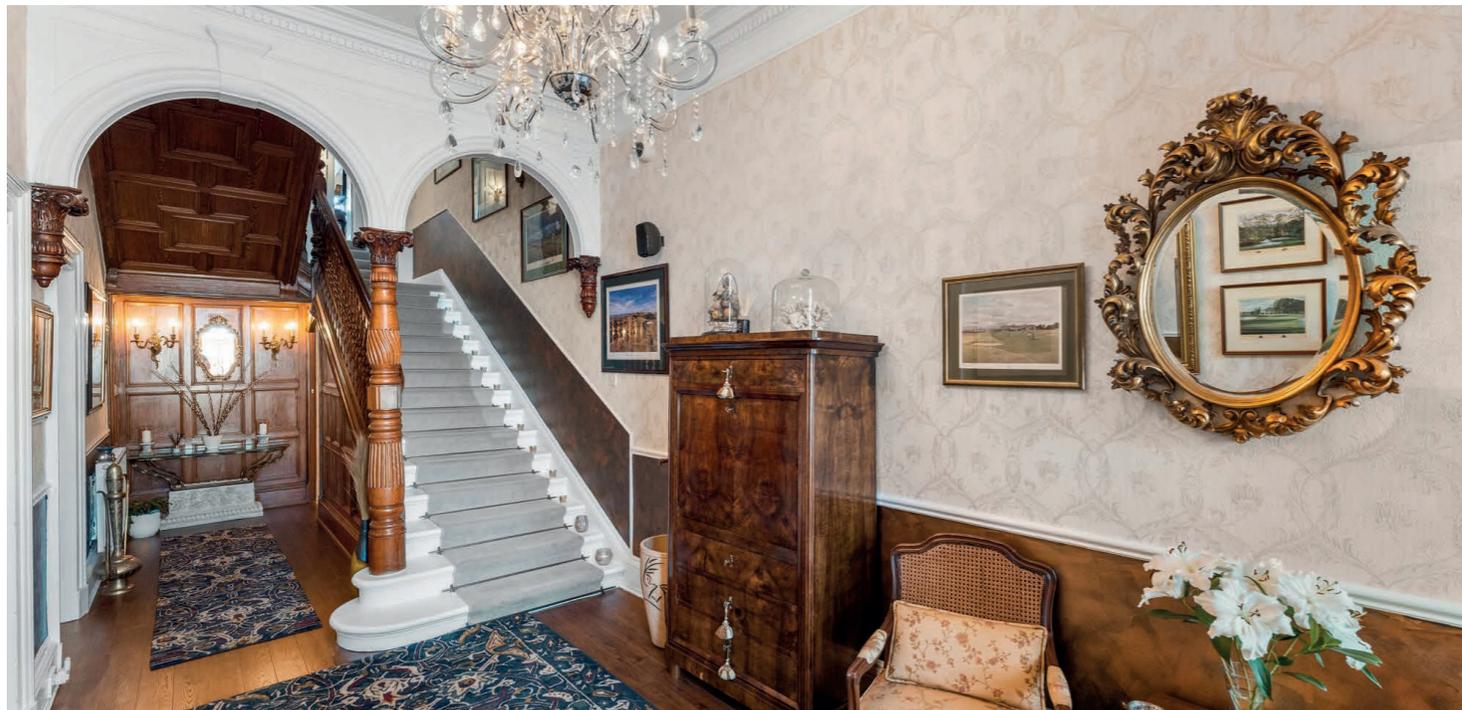
The property occupies an enviable position with close proximity to the town centre and seafront on a much admired residential address renowned for its cherry blossom trees. This magnificent townhouse has been comprehensively upgraded, modernised and re-configured resulting in one of the very best traditional homes to grace the market in recent years.

In more detail, the accommodation extends to, on the ground floor, an entrance vestibule, broad reception hallway with two storage cupboards, cloaks/WC, formal lounge with feature bay window, breakfast room with doors to a unique internal terrace, modern fitted kitchen, superb conservatory, dining room, utility and walk in store.

A magnificent oak paneled staircase leads to the first floor and landing which provides access to three king sized bedrooms, each with their own en-suite, including the master bedroom with en-suite and dressing room. The other two bedrooms have ensuite facilities (one with modern shower room and the other with a large bathroom).

The second floor comprises three further double bedrooms and a modern shower room. The sixth bedroom is currently utilised as a home office. The home also benefits from additional features including underfloor heating in the tiled bathrooms, reverse cycle air conditioning in the conservatory allowing use in winter and summer and integrated Sonos music systems throughout the ground floor.

The fully enclosed south facing rear garden has been professionally landscaped with artificial lawn, decorative patio area, external store, large garage/workshop with automatic doors. The front garden is laid to decorative chips with a paved pathway. This property is Highly suitable for a lifestyle business. Business furnishings can be purchased by separate negotiation. More photos & video available on website [www.thetownhouseayr.co.uk](http://www.thetownhouseayr.co.uk)





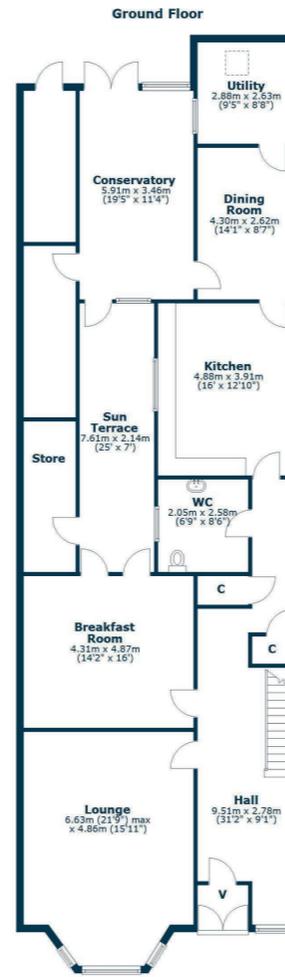












Park Circus is a highly popular residential address with attractive blossom trees running the length of the street which connects the town centre with Racecourse Road. There are a wide range of amenities within close proximity including supermarket and retail shopping, transport and recreational facilities. For commuters there is main line station with frequent rail links to Glasgow.

**AY5228** | Sat Nav: 36 Park Circus, Ayr, KA7 2DJ

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* 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](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)