



**1 CASTLE SQUARE**  
DOONFOOT

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5 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

**Set on a fantastic plot within a first-class location, this exceptional modern villa ticks every box for family living. The landscaped, south-facing rear garden is a standout feature - fully enclosed for privacy and complete with smart patio areas and a lawn, it's a sun-soaked haven perfect for relaxing or entertaining in.**

Step inside and you're met with a bright and spacious layout that flows beautifully. The open plan kitchen and dining area is perfect for family life with French doors through to the formal lounge with feature fireplace. The stylish kitchen comes fully equipped and has plenty of space to cook and entertain in style.

Every inch of this home reflects the quality of an ex-show home. The ground floor also features a welcoming hallway, a W.C., and the front-facing lounge also has additional French doors that lead into a beautiful sun room. A ground floor double bedroom with en-suite shower room offers flexibility for guests or multi-generational living.

Upstairs, you'll find four further well-proportioned bedrooms, including a primary bedroom with en-suite shower room. Three of the bedrooms have built-in wardrobes, and a family bathroom with shower over bath completes the upper floor. Outside, the property has a driveway leading to a single garage offering great storage in the roof section. The rear garden is low maintenance yet beautifully designed - an ideal outdoor retreat with mature borders and space to unwind. Within walking distance of the beach and local primary school, this is a rare opportunity and early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.













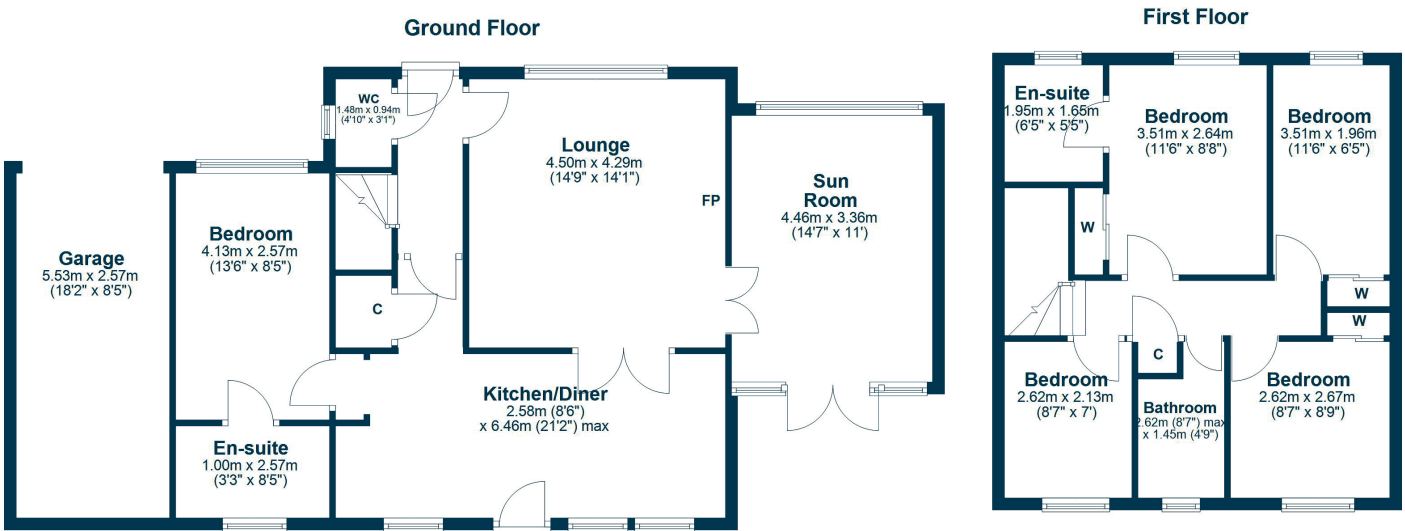












Castle Square forms part of a stylish development by MacTaggart & Mickel within close proximity to the seafront and the highly regarded Doonfoot Primary School. There are a variety of local amenities within the immediate area while Ayr town centre is around three miles distant and provides a more comprehensive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

**AY5235** | Sat Nav: 1 Castle Square, Doonfoot, KA7 4JN

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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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