



# ARDANTRAE

5A RACECOURSE ROAD, AYR

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6 | BEDROOMS

3 | BATHROOMS

6 | PUBLIC ROOMS

**A magnificent detached Victorian villa providing commodious, flexible accommodation and set in good sized gardens close to both Ayr town centre and the seafront.**

'Ardantrae' is a traditional period home perfectly suited to the family market with very well presented accommodation arranged over two levels. The property has been comprehensively upgraded, modernised and reconfigured by the current owners resulting in an exceptional home including the re-installment of the former servants wing to create further accommodation including a fabulous open plan kitchen/dining room. Potential purchasers should note there is scope to use part of the property as a self contained annexe.

The property represents a rare opportunity to acquire a wonderful family home with a flexible layout and well proportioned apartments in keeping with a bygone era including a number of retained original features including intricate cornice work, parquet flooring, several fireplaces, period doors and skirtings, feature decorative columns in the reception hallway and landing, glazed roof lantern and carved balustrade. Modern finishes include a contemporary hand crafted 'Neptune' kitchen (integrated appliances), the floor in the kitchen dining room, utility and laundry room, is honed cream marfil marble, luxury four piece bathroom including a free standing bath and separate three piece shower room, neutral decoration and gas central heating.

In summary the accommodation extends to, on the ground floor, an entrance vestibule, broad and welcoming reception hallway with cloaks and two piece wc off, bay windowed formal lounge (with inset wood burner), box windowed sitting room, morning room, family room with wood burning stove, office/study, fitted kitchen semi open plan to the dining area, utility room and laundry room. Upstairs there is a galleried landing, six bedrooms (including a 24' master bedroom with views down Fairfield Road to the Firth Of Clyde), second sitting room, four piece family bathroom and three piece shower room.

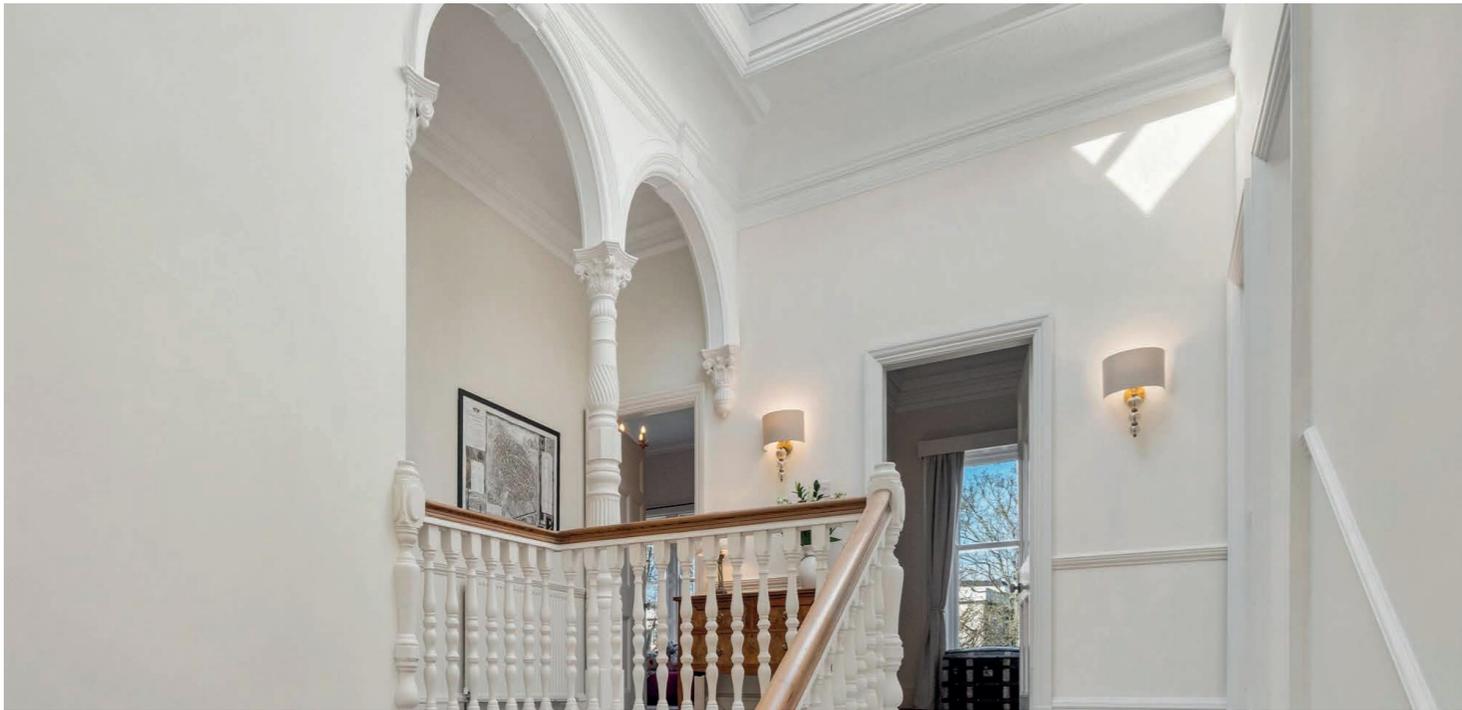
Externally to the front there is twin gated entry onto a carriage driveway with hard standing for several vehicles. To the side is an attached tandem garage with courtesy door to the rear. The walled rear garden is predominantly lawned with patio area.





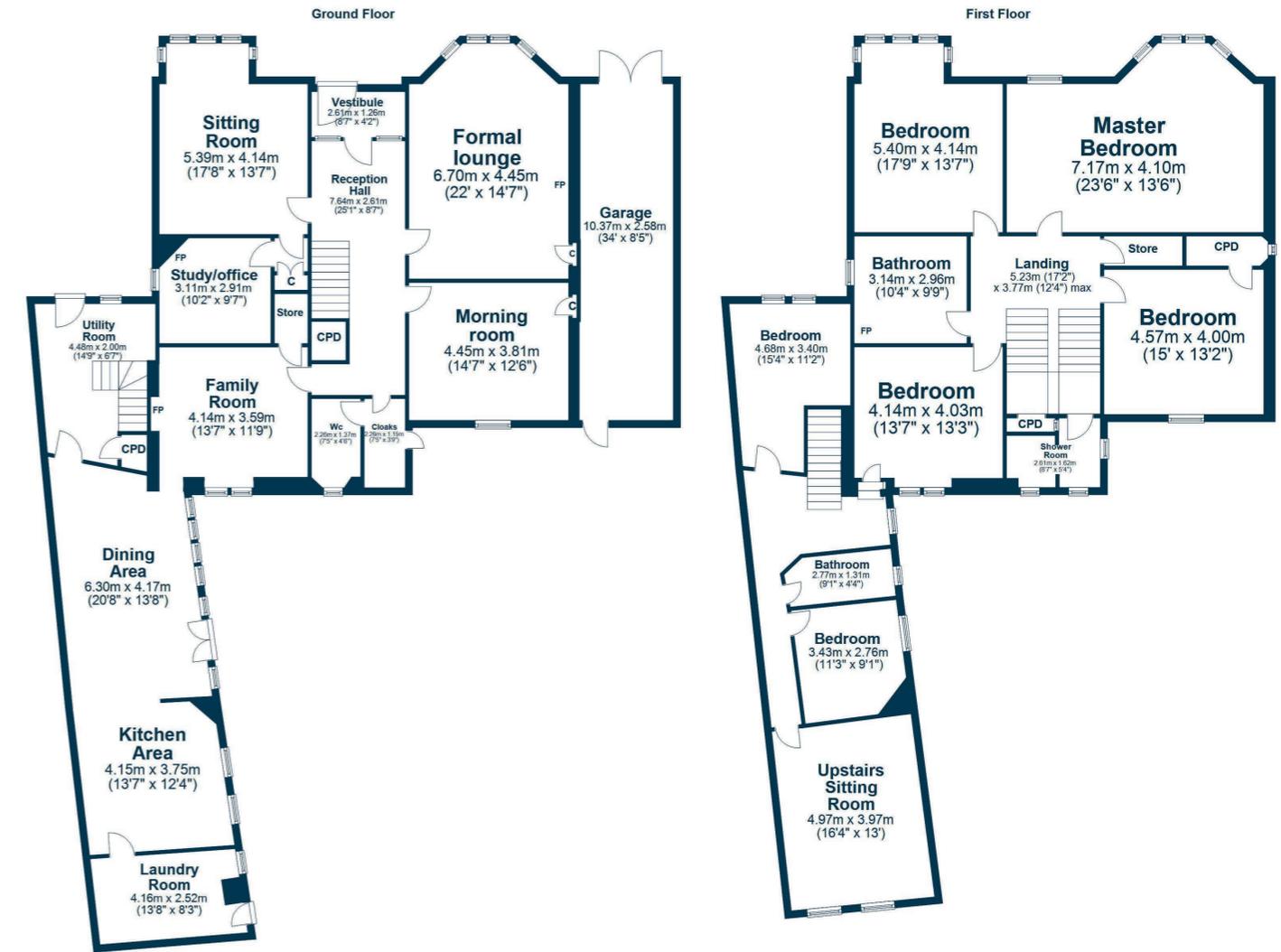












Racecourse Road is home to some of the finest period properties in Ayrshire and perfectly placed close to the seafront and town centre. There is excellent local schooling at both primary and secondary level including Wellington School which is within walking distance. Ayr town centre provides a comprehensive range of amenities including supermarket and retail shopping while there are first class road and rail links to Glasgow and surrounding areas.

AY5199 | Sat Nav: Ardantrae' 5a Racecourse Road, Ayr, KA7 2DG

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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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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)