



**17 ROBSLAND AVENUE**

AYR

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**Number 17 Robsland is a fine example of a traditional detached bungalow that offers an abundance of natural light, all on the level accommodation and set within delightful private gardens.**

This rarely available property will no doubt suit a wide range of potential purchasers including families but in particular those clients downsizing from a larger home, seeking all on the level accommodation without compromising on space.

Features and benefits include generous room proportions and ceiling heights, new modern fitted kitchen and bathroom, en-suite master bedroom, double glazing, gas central heating with 'Vokera' boiler, private gardens and sizeable room proportions.

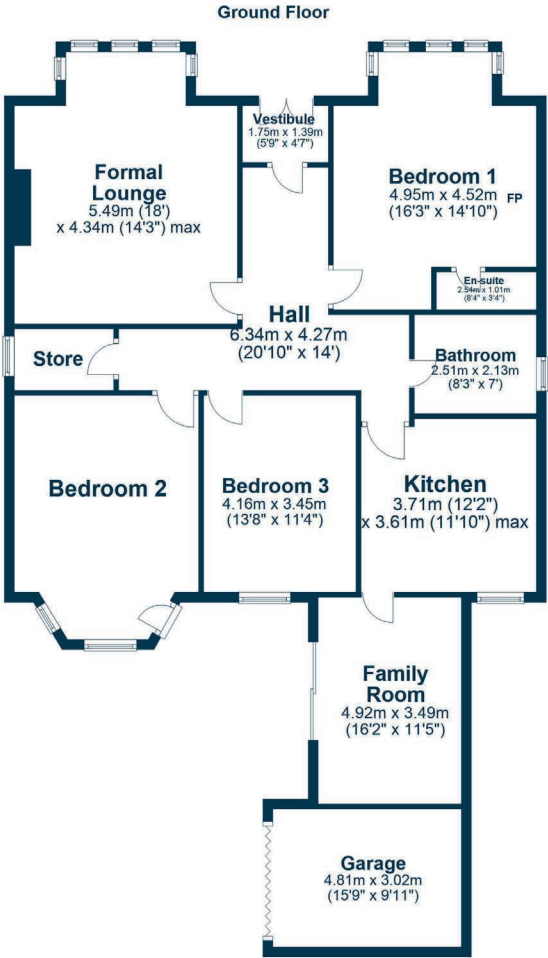
In more detail the accommodation extends to entrance vestibule, broad and welcoming reception hallway with walk in storage cupboards, formal bay window lounge, family/tv room with patio doors, new modern fitted kitchen, three double bedrooms (master en suite), modern bathroom, double glazing, gas central heating, single garage.

Externally the front garden has a paved pathway with a chipped driveway to the side culminating in access to a single garage. The fully enclosed rear garden has a medium size lawn surrounded by a delightful range of specimen shrubs and trees. There is a sheltered patio, hard standing for multiple vehicles and access to the single garage.









Robsland Avenue is a first class and relatively traffic free road that links Monument Road and St Leonard's Road. It is an ideal location within walking distance of the old Racecourse and Ayr town centre which provides a comprehensive range of amenities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

**AY5232** | Sat Nav: 17 Robsland Avenue, Ayr, KA7 2RW

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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