



99 OVERMILLS ROAD

AYR

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A very well presented modern semi-detached villa perfectly positioned with south-westerly facing gardens within a quiet residential cul-de-sac.

Number 99 is a modern semi-detached villa presented to the market in very good condition and providing a stylish layout with features and benefits including a modern fitted kitchen, quality sanitary ware, double glazing and gas central heating with a 'Vaillant' boiler.

In summary the accommodation extends to an entrance hall, lounge open plan to the dining area and a modern fitted kitchen with door to the rear garden. Upstairs there are two double bedrooms (both with fitted wardrobes), box room and three piece bathroom.

Externally the low maintenance gardens are landscaped with the front garden laid to decorative red whin chips and a long driveway to the side culminating in the detached garage. The fully enclosed rear garden has an area of lawn, chipped patio area and shrubbery borders.

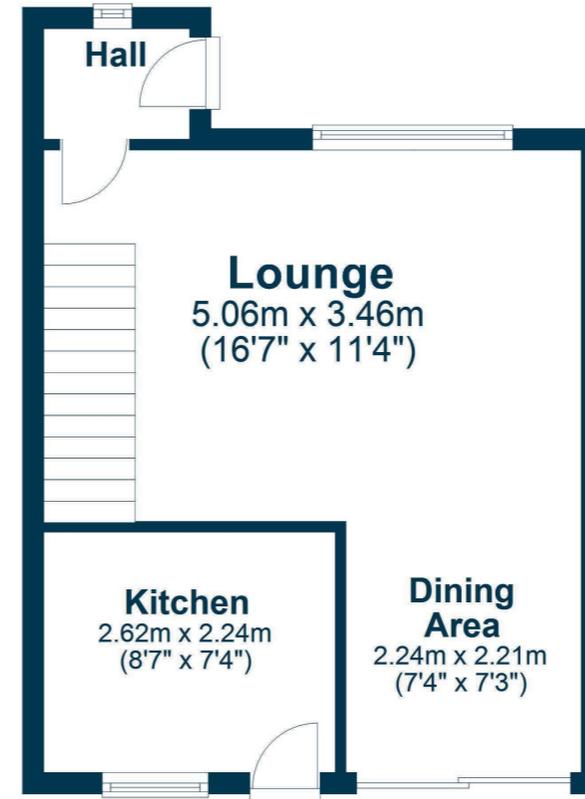




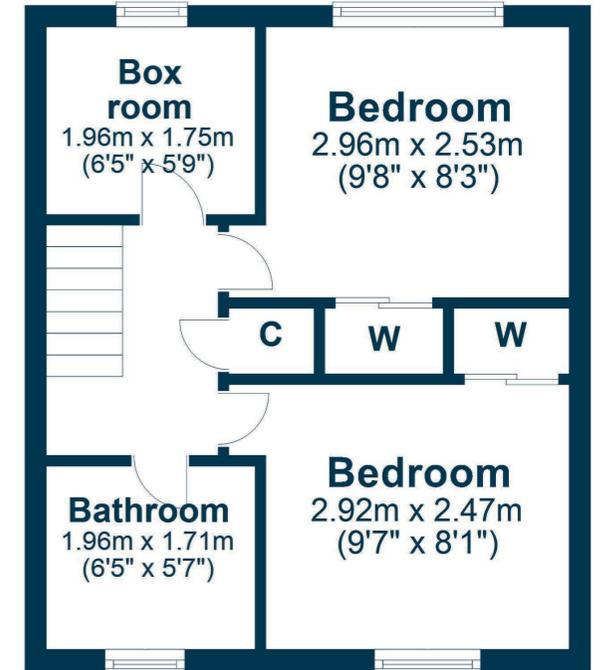




Ground Floor



First Floor



The property enjoys an enviable position within a quite residential cul-de-sac and an open outlook to the front. Overmills Road forms part of the highly popular Hazelbank development close to amenities including shops and excellent schooling and around 1.5 miles from the centre of Ayr which offers a wide range of recreational and retail amenities. In addition the property is perfectly placed for commuters with easy access to the A77M77 linking to Glasgow and surrounding districts.

AY5246 | Sat Nav: 99 Overmills Road, Ayr, KA7 3LH

For the full home report visit 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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