



8 DALBLAIR ROAD

AYR

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c o r u m



3 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

An impressive period townhouse comprehensively upgraded, modernised and reconfigured with south facing rear garden perfectly positioned in the heart of Ayr town centre.

Number 8 is a traditional townhouse ideally suited to the family market with an excellent level of fixture and finish and located within the heart of Ayr town centre. No expense has been spared both internally and externally in creating a beautiful home in true “walk in” condition. The internal layout is incredibly stylish including a superb open plan kitchen/dining/living space with double doors to the rear deck.

Further features and benefits include bespoke fully fitted kitchen with integrated appliances and centre island, luxury sanitary ware and tiling, double glazed sash and case windows, neutral decoration and gas central heating with an ‘Ideal’ boiler.

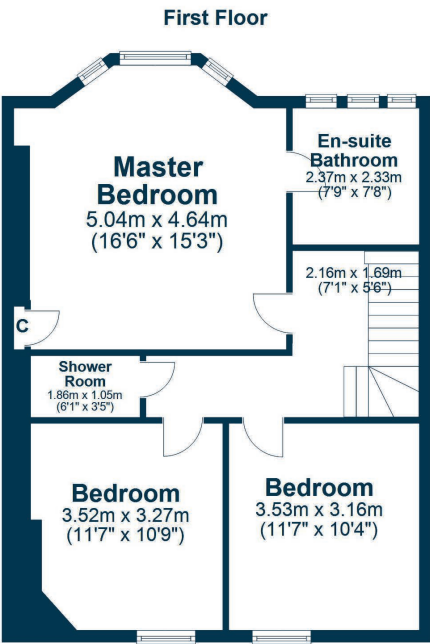
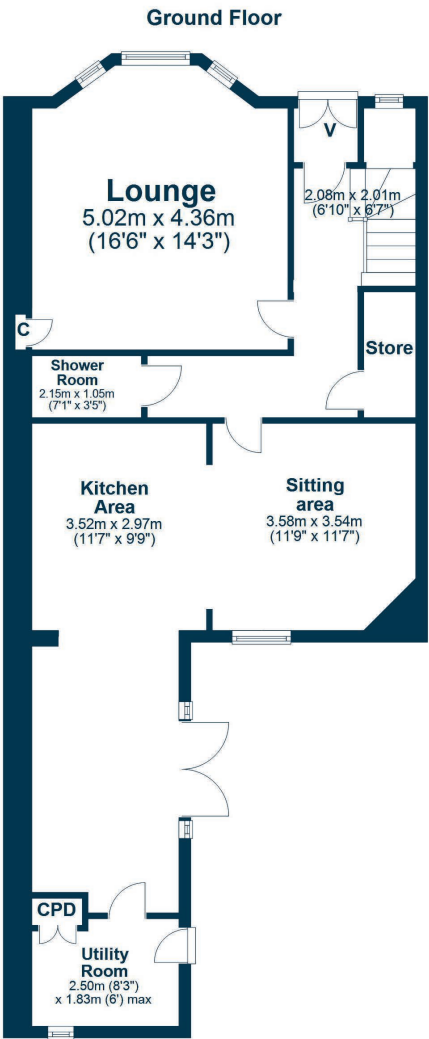
In summary the accommodation comprises, on the ground floor, an entrance vestibule, welcoming reception hallway, front facing formal lounge, open plan kitchen/sitting/dining room, shower room and utility room. Upstairs there are three well proportioned double bedrooms including a master with four piece en-suite bathroom. Completing the accommodation is a second shower room. The extensive loft is accessed via a hatch in the upper landing and offers further development potential if required.

Externally the front garden is laid to decorative chips. The rear garden is fully enclosed with a feature deck accessed from the dining area, chipped borders and slabbed pathways. Potential purchasers should note there is potential to create a private driveway by removing the rear wall. In addition the purchaser can acquire a parking permit from South Ayrshire Council to park in Barns Street, adjacent to the property for £50 per annum.









Dalblair Road is ideally positioned in the heart of Ayr, a perfect location for access to a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas with the railway station a ten minute walk. In addition the beach front is around a ten minute walk.

AY5257 | Sat Nav: 8 Dalblair Road, Ayr, KA7 1UL

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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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