



50 EARLS WAY
DOONFOOT

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A stunning extended detached villa presented in walk-in condition with flexible accommodation which occupies generous gardens close to Greenan shorefront and Doonfoot Primary School.

Number 50 is a modern detached villa which has been comprehensively upgraded, extended and modernised by the current owners resulting in a wonderful home perfectly suited to the family market within walking distance of Doonfoot primary school and the seafront with the Isle of Arran providing a stunning back drop.

The property has been enhanced by the addition of a large extension to the rear creating an open plan kitchen/dining/sitting room with two sets of doors to the rear garden. The stylish and flexible accommodation is arranged over two levels and could easily be reconfigured on the ground floor to create a fourth bedroom if required.

Features and benefits include a bespoke fitted kitchen (centre island with fitted breakfast bar and integrated appliances), generous room proportions, luxury sanitary ware, gas central heating with a 'Vaillant' boiler housed in the attached garage, wood burning stoves in the lounge, family room/bedroom 4 and the detached garage, quality floor coverings, extensive fitted wardrobe and cupboard space and oak hardwood doors and skirtings.

In summary the accommodation extends to, on the ground floor, a broad and welcoming reception hallway, inner hallway, front facing bow windowed lounge room, open plan kitchen/dining/family room, sitting room/bedroom 4, useful utility room and three piece shower room. Upstairs there is a spacious landing, three double bedrooms and a four piece family bathroom.

Externally the property is centrally positioned within a generous plot with gardens to the front and rear. The front garden is predominantly laid to lawn with shrubbery borders and block paved driveway providing space for several vehicles and culminating in the attached garage (automatic door), car port and gated entry to the rear garden. The fully enclosed rear garden has an initial elevated deck with covered verandah, generous lawn and well stocked shrubbery borders. The detached garage/workshop could also be utilised as a home gym, office etc and has power and lighting





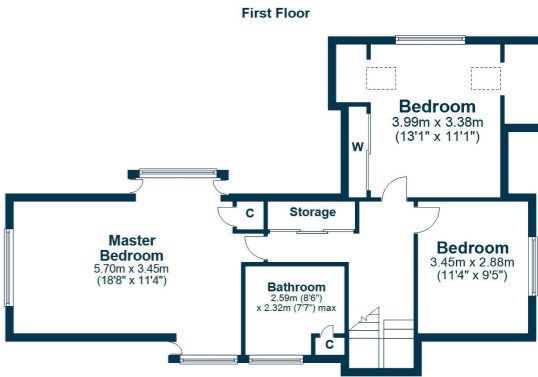
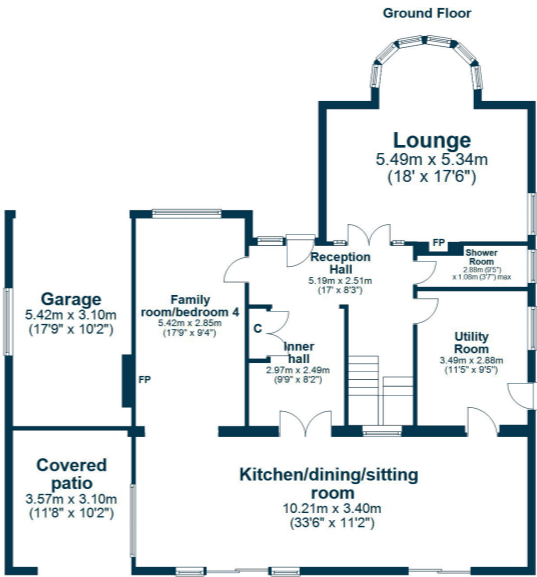












Earls Way is a wide residential street which runs from Dunure Road and culminates at Greenan shorefront. Number 50 occupies a wonderful plot at the shore end and is very well placed for Doonfoot Primary School, local shop, cafe and the family orientated Balgarth Pines. Ayr town centre is around 2.5 miles distant and provides a comprehensive range of retail and supermarket shopping while there are excellent road and rail links to Glasgow.

AY5275 | Sat Nav: 50 Earls Way, Doonfoot, KA7 4HG

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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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