



34 ROBSLAND AVENUE

AYR

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

An absolutely charming traditional semi-detached bungalow presented in very good condition and located in a first class residential address with generous, level gardens

Number 34 is a beautifully presented traditional semi-detached bungalow with bright and spacious accommodation extending to four principal apartments within a highly sought after residential address close to the town centre, Rozelle and Belleisle Parks, the Old Racecourse playing fields and the seafront.

Features and benefits include a fitted kitchen, gas central heating with an "Ideal" boiler, quality floor coverings, neutral decoration, double glazing and four piece shower room. The loft space is accessed via a pull down ladder in the reception hallway and provides extensive storage space.

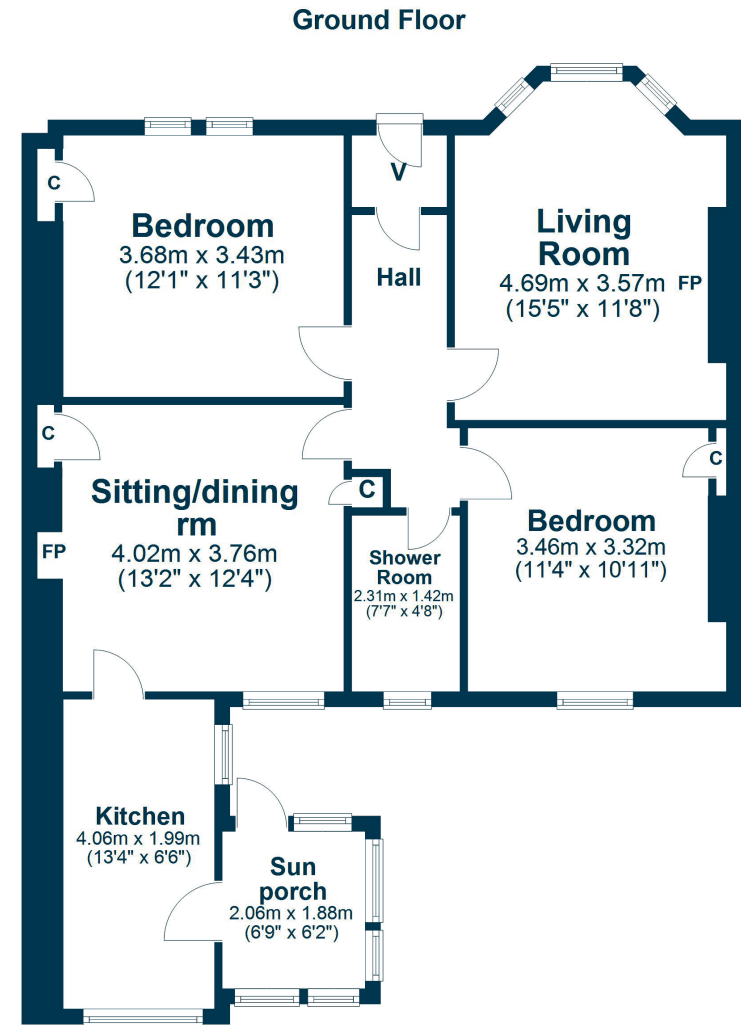
In summary the accommodation extends to an entrance vestibule, reception hallway, bay windowed living room, dining/sitting room, two double bedrooms, four piece shower room, fitted kitchen with adjoining sun porch.

Externally the front garden is laid to decorative chips with planted shrubs and gated entry onto the driveway. The rear garden is predominantly laid to lawn with well stocked shrubbery borders, largely formed by raspberry plants, a crab apple tree, a rock garden, decorative chipped borders and garden shed included in the sale.









Robsland Avenue is a relatively traffic free residential address linking Monument Road and St Leonard's Road. The location is within one mile from Ayr town centre, which provides a wide range of amenities including supermarket and retail shopping, Rozelle Park, Bellisle Park Golf Courses, the Old Race Course playing fields and the beach on the seafront. For the commuter there are excellent road, bus and rail links to Glasgow and surrounding areas. The main bus route link to Glasgow is around 90 metres from the house. In addition there is both primary and secondary schooling close by.

AY5206 | Sat Nav: 34 Robsland Avenue, Ayr, KA7 2RW

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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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