



20 LYMBURN PLACE

AYR

www.corumproperty.co.uk





2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A very well presented end terrace villa enjoying a lovely open outlook to the rear and providing spacious accommodation over two levels with south facing gardens, driveway and garage all in a quiet cul-de-sac.

Number 20 is an end terrace villa brought to the market in excellent decorative order and is well suited to a variety of potential purchasers. The property enjoys an enviable location within a quiet, residential cul-de-sac backing onto a common green.

Features and benefits of the property include a fitted kitchen, three piece shower room, double glazing, gas central heating with an 'Alpha' boiler housed in the loft, quality flooring and neutral decoration. The loft space is accessed via a pull down ladder in the landing and currently provides excellent storage space.

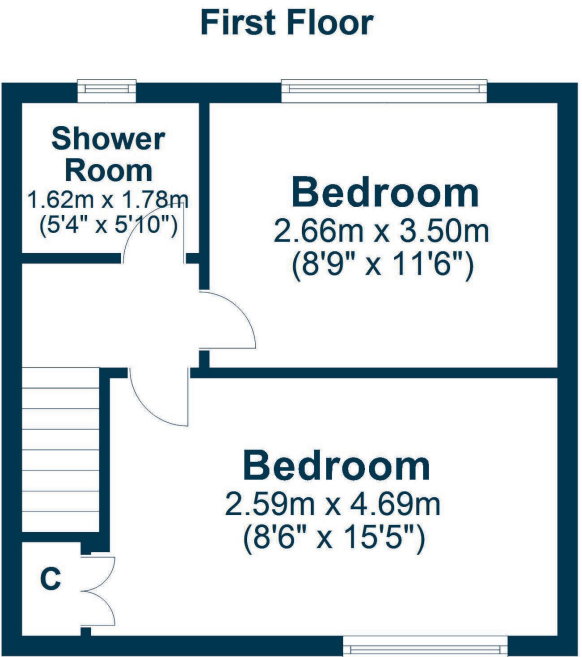
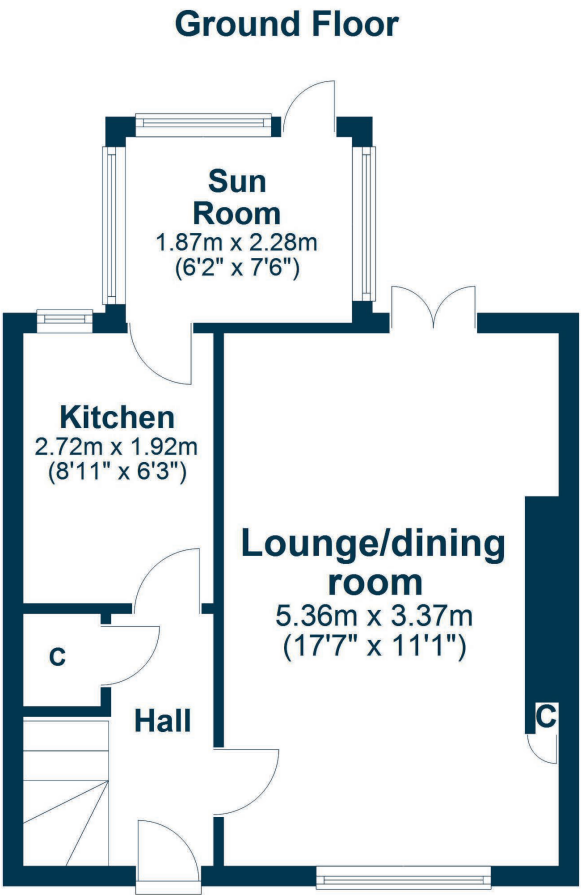
In summary the accommodation extends to, on the ground floor, an entrance hall with storage cupboard off, open plan lounge/dining room with double doors to the rear garden, fitted kitchen and sun room. Upstairs there are two double bedrooms and a three piece shower room.

Externally the front garden is predominantly block paved for driveway parking and this continues down the side of the property culminating in the car-port and then the detached timber garage. The fully enclosed south facing rear garden is laid to low maintenance with two areas of artificial grass, pergola, shrubbery border and patio. Included in the sale will be the summerhouse.









Lymburn Place is a highly popular and rarely available residential cul-de-sac within close proximity to a range of amenities including shops and schooling. Ayr town centre is less than one mile distant and provides a more comprehensive range of amenities including supermarket and retail shopping and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

AY5289 | Sat Nav: 20 Lymburn Place, Ayr, KA8 0RT

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.



WE'RE **SOLD** ON
YOUR FUTURE



Corum Ayr
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk