



FLAT 1, 16 BELLEVUE ROAD

AYR

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A rarely available traditional main door lower blonde sandstone conversion within a much admired Victorian Villa, South of the town centre, beach, Wellington School & low green with period & contemporary features.

Flat 1 is a truly impressive traditional lower conversion which enjoys the main entrance of the admired villa.

The property is suited to a variety of purchasers and particularly those clients seeking all on the level accommodation without compromising on space within one of the most sought after residential addresses close to the town centre & Wellington School.

There are a number of retained period features including cornice work, feature arch in hallway, two ornate fire places, French doors, original shutters, hardwood doors, & a wrap around South facing verandah accessed from both the lounge & dining room areas, these are complemented by contemporary finishes including a shaker style kitchen, luxury bathroom, and three piece en-suite shower room.

In summary the accommodation extends to a vestibule, broad and welcoming reception hallway with double storage cupboards, formal lounge, Sitting\Dining room, Sun Room\3rd bedroom, fitted kitchen, Two further double bedrooms (one with three piece en suite shower room) and luxury bathroom. In addition the property has gas central heating.

Externally the front garden is predominantly lawned with mature trees, shrubby borders, driveway and ample on street parking. The fully enclosed rear garden is predominantly lawned with a patio and shrubby border. In addition there is a garden store and garage which is utilised as a workshop.

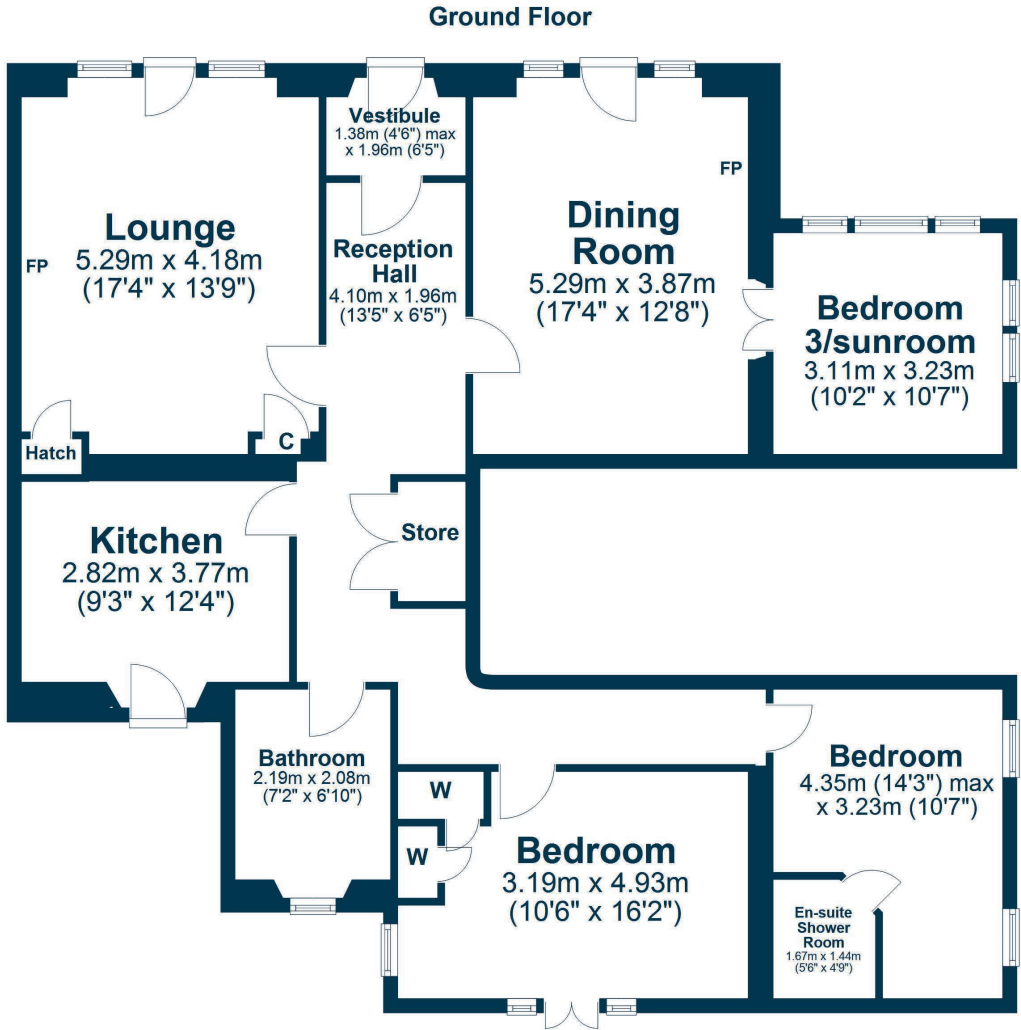












Bellevue Road links Midton Road with Racecourse Road and is without doubt one Ayr's most sought after residential addresses. The property is perfectly placed for both the seafront and the town centre which provides a comprehensive range of amenities including supermarket and retail shopping. For commuters there is a mainline rail link to Glasgow and surrounding areas.

AY5299 | Sat Nav: Flat 1, 16 Bellevue Road, Ayr, KA7 2SA

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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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Corum Ayr
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk