



**6 LONGBANK DRIVE**

AYR

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**A wonderful ground floor conversion providing beautifully proportioned, all on the level accommodation with private south facing gardens within one of Ayr's very best residential locations.**

Number 6 is a traditional lower conversion comprising the entire ground floor of a mansion house which is perfectly positioned close to Belleisle and Rozelle Parks. The property has been comprehensively upgraded and modernised by the current owner and provides extensive, flexible accommodation particularly suited to clients seeking all on the level living without compromising on space with accommodation extending to approximately 1800 square feet.

Features and benefits include generous room proportions, luxury four piece en-suite bathroom to the master bedroom featuring a free standing bath, double glazing, extensive wardrobe/cupboard space, gas central heating, neutral decoration and quality floor coverings.

In summary the accommodation extends to a shared entrance hall, reception hallway, formal lounge/dining room, kitchen, inner hall/utility with wc off, four bedrooms (including a master bedroom with stunning four piece en-suite bathroom) and separate three piece shower room. Given the flexible layout the accommodation could be arranged as more public rooms and less bedrooms if preferred.

Externally to the front there is a shared driveway, detached garage, chipped area with space for off street parking and an external store. The fully enclosed south facing rear garden is predominantly laid to lawn with well stocked shrubbery borders and patio area.





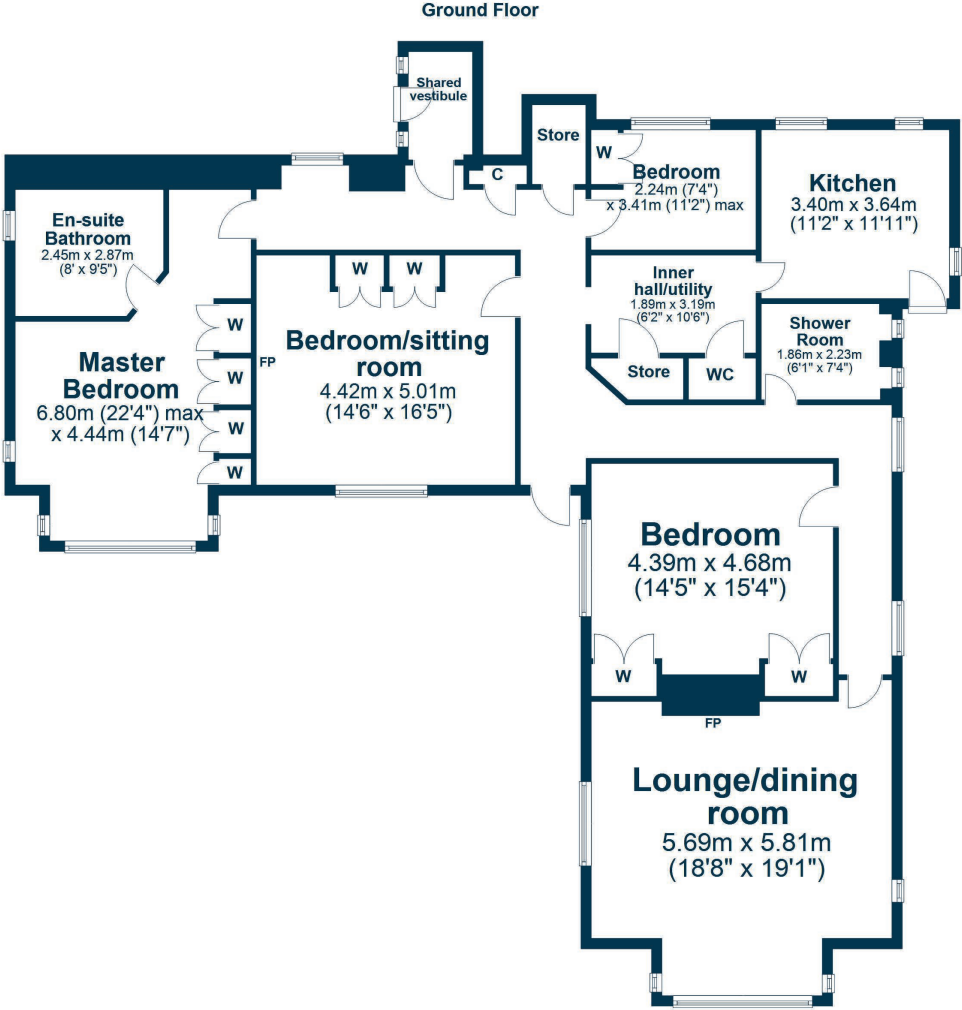












Longbank Drive has long been regarded as one of Ayr's most prestigious addresses and is home to some of the finest properties in South Ayrshire. The location is between the historic village of Alloway and the town of Ayr and adjacent to Belleisle Park. There are excellent local amenities while Ayr provides a comprehensive range of supermarket and retail shopping. For the commuter there are first class road and rail links to Glasgow and surrounding districts.

**AY5312** | Sat Nav: 6 Longbank Drive, Ayr, KA7 4SB

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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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