



MINERVA

9 BOURTREE PARK, AYR

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2 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

A substantial and beautifully presented modern detached bungalow set on a large south-west facing plot within a secluded, executive address, with ample off road parking, landscaped gardens and within walking distance of the market town of Ayr.

Bourtree Park is a private and executive cul-de-sac that is situated just off Castlehill Road, which links into the heart of Ayr, and is ideally situated within walking distance of primary and secondary schooling, supermarkets, mainline rail links, retail shopping and it leads directly onto the A77 for the commuter. Minerva is a simply stunning and immediately impressive detached bungalow, with a bespoke architectural design, a luxury level of interior specification, and flexible accommodation to suit a range of buyers. This fantastic home has three large public rooms, a luxury kitchen, two double bedrooms and a shower room, while there is a converted upper floor that includes two large attic bedrooms and a bathroom suite. The property also sits on a large plot, with a south-west facing aspect, a detached garage and gorgeous low-maintenance garden grounds with plenty of off road parking that looks out onto open green space to the front.

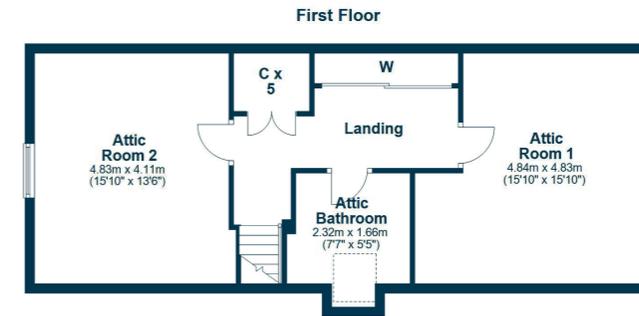
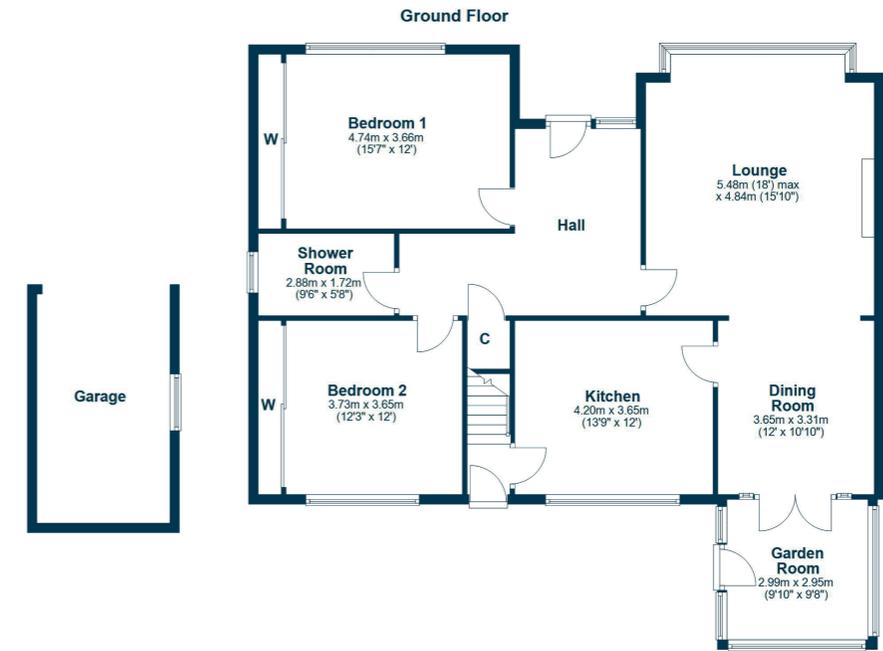
In more detail, the internal accommodation extends to an entrance hallway with a fitted storage cupboard, a spacious bay-windowed lounge with a feature fireplace, an open plan dining room, a garden room at the rear, a gorgeous modern kitchen, two downstairs double bedrooms with fitted wardrobes and a shower room suite. There is a rear hallway that leads into the kitchen and also has stairs that lead up to an upper floored and lined attic area, with two attic double bedrooms, storage off the landing and a bathroom suite.

Externally there are garden grounds to the front that are hard landscaped with decorative aggregate and paved pathways, allowing off road parking for a number of vehicles along the side of the property. The rear garden has a south-west facing aspect and has decorative aggregate and paved areas, with a detached garage and decorative planters.









Bourtree Park is well-placed for all the amenities one would expect from a large coastal town. Ayr has a comprehensive range of retail shopping, restaurants and recreational facilities, including the popular Ayr Racecourse. Transport links include Prestwick International Airport and swift commuting to Glasgow and surrounding districts via the electrified rail service or the A77/M77 road network.

AY5320 | Sat Nav: Minerva, 9 Bourtree Park, Ayr, KA7 2JF

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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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