



**22 CARRICK ROAD**

AYR

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### 3 | BEDROOMS

### 1 | BATHROOM

### 1 | PUBLIC ROOM

**An immaculate upper conversion with flexible on-the-level accommodation, private garden grounds, a detached garage and ample storage, set within the heart of Ayr.**

22 Carrick Road is an immaculately presented upper conversion set within the heart of Ayr and offering a truly first class period home with on-the-level accommodation and modern fixtures and fittings throughout. The soaring high ceilings and pristine decor create a welcoming and spacious family home, complimented by generous and private garden grounds. In addition to the internal living space there is excellent storage, with a number of storage cupboards, fitted wardrobes and a detached garage.

In more detail, the internal accommodation extends to an entrance hallway on the ground floor with stairs leading to the main apartment, a welcoming hallway with storage, an impressive lounge with a feature fireplace, a modern fitted breakfasting kitchen, a large double bedroom that is currently utilised as a second reception room, two further double bedrooms with fitted wardrobes, including one with a newly fitted en suite shower room, and a modern bathroom suite.

Externally there is ample parking with a large driveway leading to a detached garage. There is secure gated entry to a mature and beautifully landscaped private garden, with lawn, a decked covered patio area with a gazebo, paved pathways, fruit trees and mature shrubs.









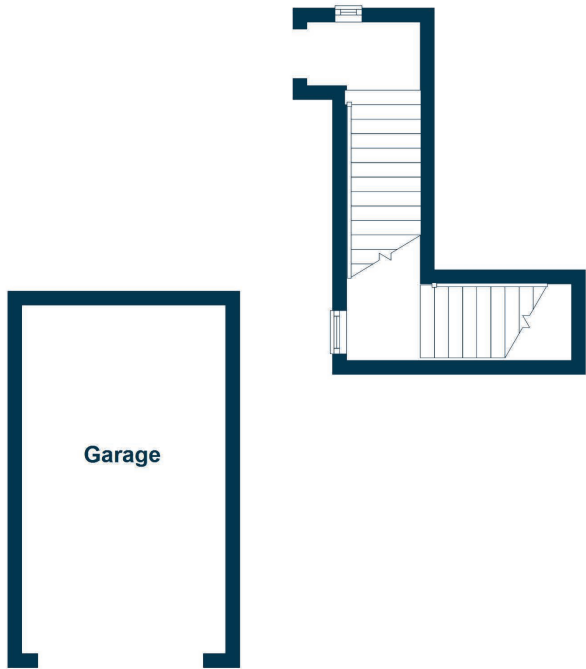




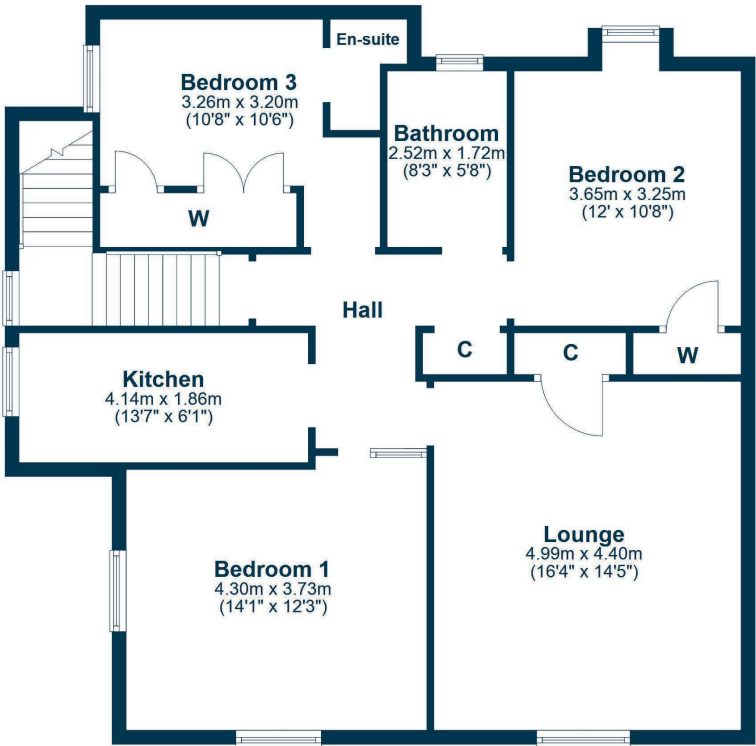




Ground Floor



Floor Plan



Carrick Road is a popular address in the south of Ayr, leading through to the village of Alloway and close to all of the main amenities offered by the town, including schools, shops, restaurants and bars, transport links to Glasgow and beyond, supermarkets and leisure facilities.

**AY5323** | Sat Nav: : 22 Carrick Road, Ayr, KA7 2RB

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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