



# 17 HOLMSTON CRESCENT

AYR

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**4 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A very well presented detached villa (BUILT ORIGINALLY AS A 4 BED) enjoying a wonderfully private position in generous gardens and backing onto woodland and the River Ayr.**

This modern detached villa is offered to the market for the very first time having been lovingly cared for by the original owner for around 50 years. The property enjoys an enviable position backing onto woodland and with a gate giving access to the river Ayr.

The property has been further enhanced with an extension to the rear and has also been cleverly remodelled on the first floor from its original four bed layout to instead offer a master bedroom with dressing room, large shower room and two further double bedrooms.

Potential purchasers should note there is ample space to the side of the property to further extend the property if required subject to any appropriate consents or indeed remodel the first floor to create four bedrooms.

In summary the accommodation extends to, on the ground floor, a broad reception hallway with two piece wc off, well proportioned front facing lounge, modern fitted kitchen open plan to the dining area and dining room/bedroom 4 with sliding doors to the rear garden. Upstairs there are three double bedrooms including a master with dressing room. Completing the accommodation is a three piece shower room.

Externally there are well tended gardens which are predominantly lawned with patio area to the rear, shrubbery borders and long driveway to the side culminating in the detached garage with automatic up and over door.





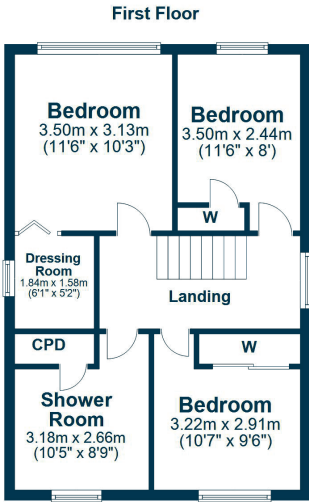
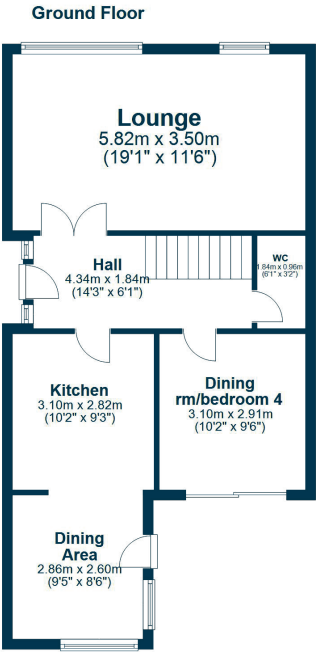












Holmston Crescent is a quiet residential cul-de-sac located off Holmston Road and within close proximity to a wide range of amenities including shops, primary (Forehill) and secondary (Kyle Academy) schooling and the bypass linking to Kilmarnock, Glasgow and surrounding districts. Ayr town centre lies approximately one mile distant and offers a comprehensive range of amenities including excellent supermarket and retail shopping, transport and recreational facilities.

**AY5280** | Sat Nav: 17 Holmston Crescent, Ayr, KA7 3JJ

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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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