



110 NEW ROAD

AYR

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2 | BEDROOMS

1 | BATHROOMS

1 | PUBLIC ROOMS

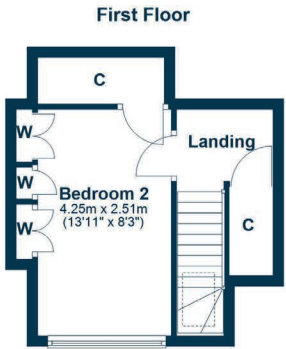
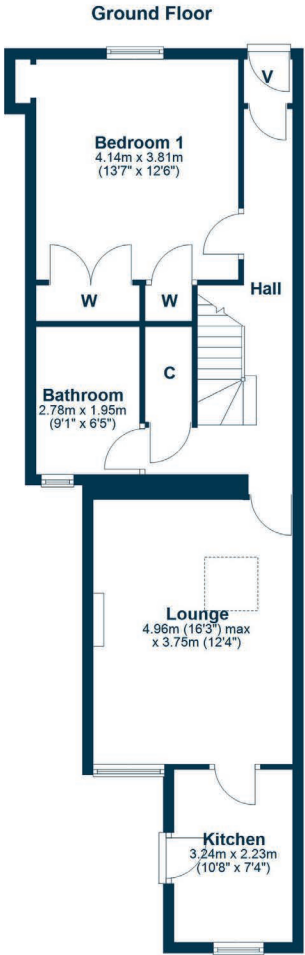
An impressively spacious traditional terraced villa, with flexible extended accommodation, quality fixtures and fittings, enclosed garden grounds and perfectly positioned close to transport links and all the amenities offered by the market town of Ayr.

110 New Road is an immaculately presented and spacious example of a traditional terraced villa, offering extended living accommodation in a first class residential area for access to mainline rail links, local schools, the seafront and the amenities of Ayr town centre. This fantastic home has well-appointed and tastefully decorated on-the-level living space that will suit a range of purchasers, complimented perfectly by an additional bedroom in the original attic space. There are also landscaped garden grounds that are fully enclosed and private at the rear. Early viewing is highly recommended to fully appreciate both the interior and ideal location of this delightful home.

In more detail, the internal accommodation extends to an entrance vestibule, a hallway with a storage cupboard, a spacious lounge with a feature fireplace leading through to fitted kitchen, with a door out to the rear, a downstairs four piece bathroom, with a separate shower cubicle, and a downstairs double bedroom with ample fitted wardrobe space. On the upper floor there is a storage cupboard off the landing and a double bedroom with built-in wardrobes and storage.

Externally the front garden area is fully enclosed, with decorative pebbles and a paved pathway. The rear garden offers is laid with a mixture of hard and soft landscaping, with lawn, a paved patio, paved pathways, decorative shrubs and a vegetable patch.





New Road is perfectly positioned for a wide range of amenities, including excellent schools and the railway station at Newton on Ayr, which links to Ayr and Glasgow City Centre. Ayr town centre is less than one mile distant and provides a comprehensive range of amenities, including supermarket and retail shopping, transport links and recreational facilities.

AY5327 | Sat Nav: 110 New Road, Ayr, KA8 8JG

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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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