



57 ROWAN CRESCENT

AYR

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3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A impressive modern extended detached villa ideally suited to the family market with well proportioned apartments located close to excellent schooling and enjoying a lovely woodland backdrop.

Number 57 is a modern detached villa located within a highly sought after residential cul-de-sac with a stylish layout of six principle apartments close to local amenities including shops and schooling. The property has been extended to the rear and represents an excellent opportunity to acquire a spacious home presented in excellent condition.

Features and benefits include a modern fitted kitchen, quality sanitary ware, double glazing, gas central heating, gate to the rear woodland, wood burning stove in the lounge, sea and Arran views from the two front bedrooms and neutral decoration.

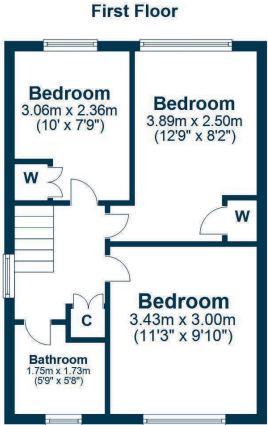
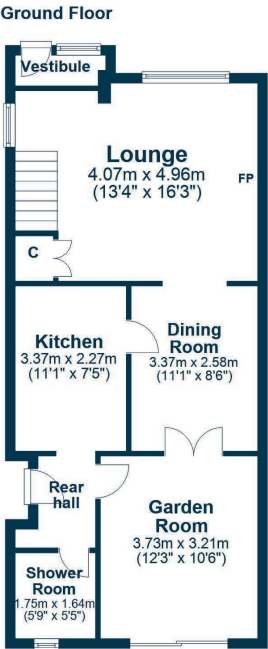
In summary the accommodation extends to, on the ground floor, an entrance vestibule, front facing lounge, dining room, garden room, fitted kitchen, three piece shower room and rear hall. Upstairs there are three bedrooms and a three piece bathroom.

Externally the property enjoys gardens to the front and rear with a long driveway to the side culminating in the 19' detached garage. The front garden is laid to lawn with shrubbery border. The rear garden is laid to low maintenance with decorative chips, patio areas, purpose built covered patio, shrub borders, mature plants and trees and a woodland back-drop.









Rowan Crescent is located in the Masonhill area of Ayr which is perfectly placed for a wide range of amenities including both primary and secondary schooling, various shops and the A77/M77 bypass linking to Glasgow and surrounding districts. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY5330 | Sat Nav: 57 Rowan Crescent, Ayr, KA7 3NA

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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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