



22 EWENFIELD AVENUE

AYR

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2 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A traditional detached bungalow set in mature south facing gardens with driveway and detached garage and perfectly positioned in a highly sought after residential address close to Belleisle Park.

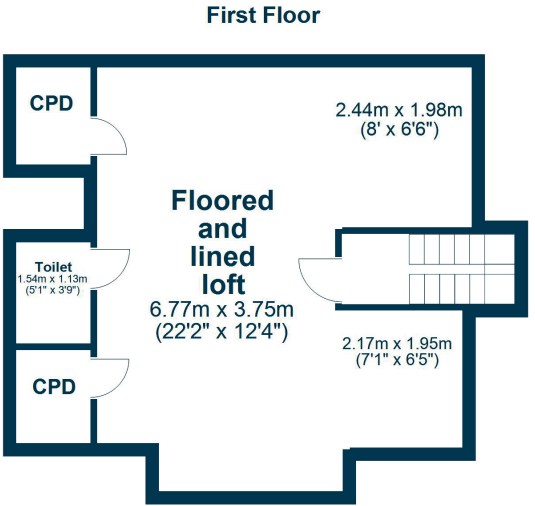
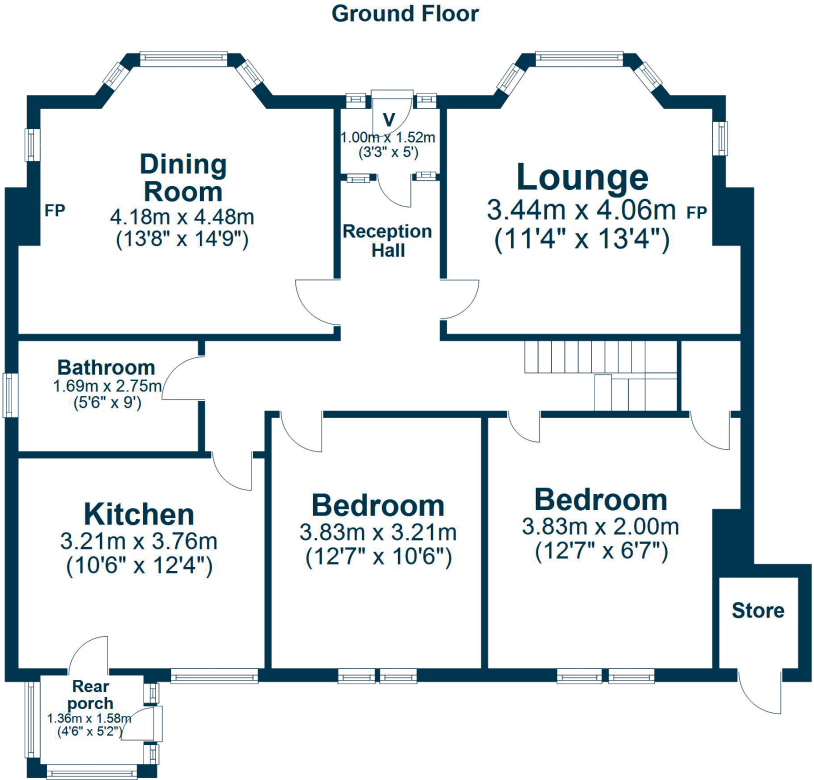
Number 22 is a traditional detached bungalow which is offered to the market for the first time in almost 50 years. The property provides well proportioned accommodation suited to a variety of potential purchasers and particularly those clients seeking all on the level living.

Although requiring a degree of modernisation the property represents a rare opportunity to acquire a distinctive home with the potential to extend to the rear if required.

In summary the accommodation extends to a vestibule, T-shaped reception hallway, front facing bay windowed lounge room, front facing bay windowed dining room/bedroom 3, fitted kitchen with rear porch off, two double bedrooms (one with shower off) and a three piece bathroom. A permanent stair gives access to the extensive floored and lined loft which could be re-configured to create further accommodation if required. In addition the property has gas central heating.

Externally the front garden comprises of well stocked shrubbery borders. To the side there is a long driveway culminating in the detached garage. The fully enclosed rear garden has a central lawn with well stocked shrubbery borders, mature trees and seasonal plants and shrubs. In addition there is a former coal store.





Ewenfield Avenue is a much admired residential address linking Monument Road and Ewenfield Road. The location is perfectly placed for a wide range of amenities including Belleisle and Rozelle Parks, primary and secondary schooling and local shops. Ayr town centre is less than one mile distant and provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY5338 | Sat Nav: 22 Ewenfield Avenue, Ayr, KA7 2QJ

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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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