



**118 HILLFOOT ROAD**

AYR

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### 3 | BEDROOMS

### 1 | BATHROOM

### 2 | PUBLIC ROOMS

**An immaculately presented three bedroom family home, with delightful garden grounds, ample extended accommodation, a detached garage and ideally positioned close to excellent local schools and the amenities of Ayr town centre.**

118 Hillfoot Road is a fantastic example of a spacious and extended semi detached family home in a popular area of Ayr. There are a number of highly regarded primary and secondary schools within the immediate local area, bus links into Ayr town centre and the nearby A77 allows swift commuting to Glasgow. The property is set within ample grounds and has spacious and flexible internal accommodation, with the addition of an extended garden room at the rear, and modern fixtures and fittings throughout. This immaculate home will suit a range of potential buyers and early viewing is highly recommended.

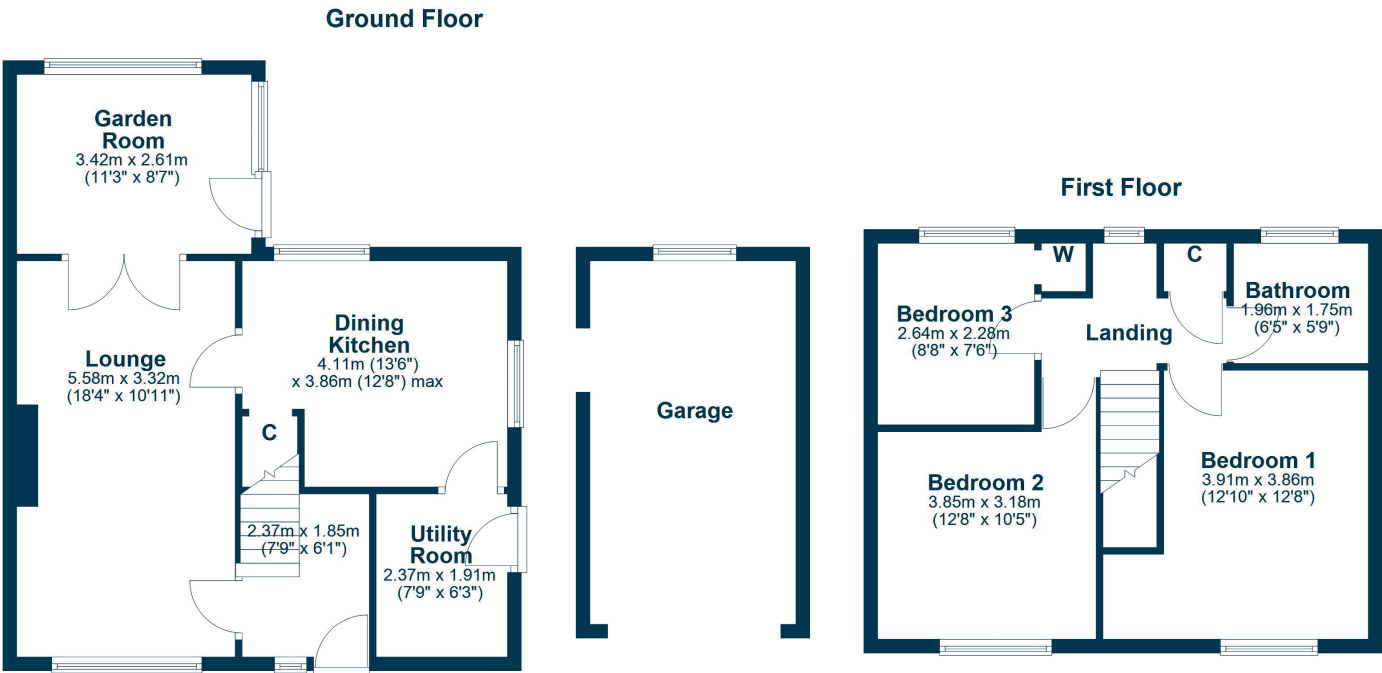
In more detail, the internal accommodation extends to an entrance hall with stairs leading to the upper floor, a spacious lounge with a feature fireplace, a large modern fitted dining kitchen with under stairs storage, a separate utility room with a door to the side and a garden room with a door leading out to the rear. On the upper floor there is a family bathroom suite, loft access, a storage cupboard on the upper landing and three bedrooms, including two large double bedrooms.

Externally there are gardens to the front, laid with monoblock paving to allow off road parking for a number of vehicles. There is a detached garage at the side and gated access round to a fully enclosed rear garden, with a paved patio area, lawn and an elevated secure lawned garden, with mature shrubs.









Hillfoot Road is an exceptionally convenient location for a number of amenities including Forehill Primary School, a range of shops and the bypass linking to Glasgow and surrounding districts. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities.

**AY5349** | Sat Nav: 118 Hillfoot Road, Ayr, KA7 3LB

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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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