



**13 WOODFIELD ROAD**

AYR

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c o r u m





### 3 | BEDROOMS

### 1 | BATHROOM

### 3 | PUBLIC ROOMS

This is a well presented, extended, traditional family home, featuring three bedrooms, upgraded shower room, a modern kitchen and spacious living throughout. With a monoblock driveway to the front, landscaped private gardens to the rear, and a rare 27ft x 18ft double garage accessed via a rear lane, this home offers generous accommodation and excellent outdoor space - perfect for modern family living.

Number 13 Woodfield Road is a traditional terraced villa with period character and stylish modern living. Positioned in a sought after pocket of Ayr, this spacious home is ideal for families and professionals alike.

The accommodation begins with a welcoming reception hallway leading into a bright and generously sized front-facing lounge, complete with bay window and feature fireplace. To the rear, a spacious dining/family room connects to the fitted kitchen, which includes a handy breakfasting or dining area - equally suitable as a home office. A separate utility room provides practical storage and laundry space, while a contemporary shower room with three-piece suite and walk-in shower completes the ground floor.

Upstairs, there is an upper landing, with two storage cupboards, three bedrooms, including a notably large principal bedroom to the front, with bay window, offering flexibility for family use, guests, or workspace.

Externally, the property has a monoblock driveway to the front and private, landscaped rear gardens with patio area. A rare bonus is the impressive double garage measuring 27ft by 18ft, accessible from a rear lane – ideal for secure parking, storage, or workshop use.

This is a wonderful opportunity to secure a generous family home in a desirable Ayr neighbourhood, close to schools, shops, rail links and local amenities.





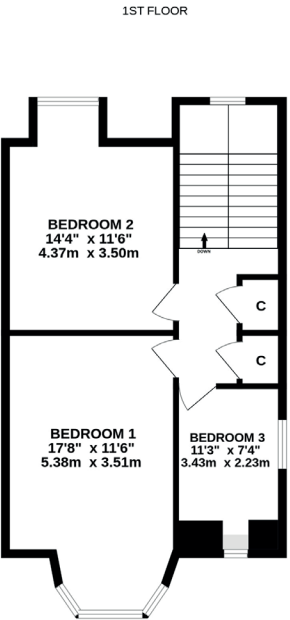
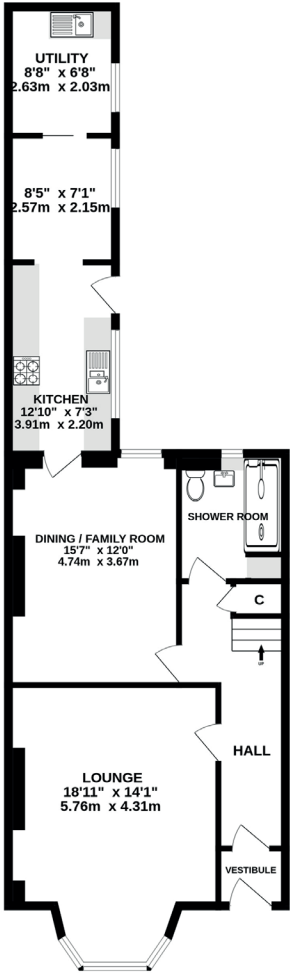
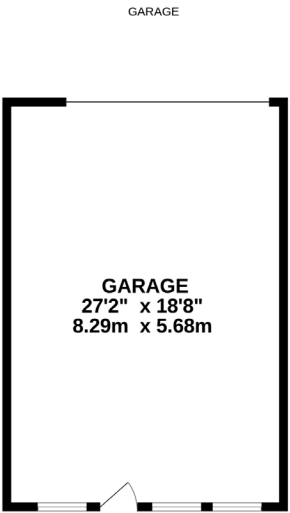












Local amenities are plentiful, with supermarkets including Sainsbury's, Aldi, Lidl, just a short distance away, alongside other options such as Tesco, Morrisons and Asda. The nearby Heathfield Retail Park offers an array of shops and eateries, while Ayr town centre is easily accessible for a wider selection of cafes, boutiques, and high-street stores.

Excellent transport links serve the area well. Ayr Train Station and Newton-on-Ayr, offering regular services to Glasgow and surrounding towns, while the A77 and A70 road networks make commuting by car simple and efficient. Schools, parks, and recreational facilities are all close at hand, enhancing the appeal of this superb location.

**AY5351** | Sat Nav: 13 Woodfield Road, Ayr, KA8 8LZ

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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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