



11 OLD HILLFOOT ROAD
AYR

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c o r u m



2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Immaculate and in walk-in condition, this rarely available two-bedroom semi-detached bungalow offers stylish interiors, a sunny enclosed rear garden, and spacious living throughout - a beautiful lounge with bay window, a modern kitchen, bathroom, generous master bedroom and double sized guest bedroom.

Number 11 Old Hillfoot Road is a beautifully presented, rarely available two-bedroom semi-detached bungalow in pristine walk-in condition, offering an exceptional level of style, space and comfort.

Step into the bright and welcoming L-shaped reception hallway, complete with a useful storage cupboard for coats and shoes. To the front, the formal lounge features a large bay window, flooding the space with natural light and creating a warm and relaxing atmosphere.

The modern fitted kitchen is equipped with integrated appliances and finished to a high standard, with an outdoor boiler room for added convenience. Both bedrooms are generous doubles, with the master bedroom enjoying tranquil views over the private rear patio and garden area, which is the perfect spot to unwind outdoors.

The family bathroom has a three-piece suite with a shower over the bath.

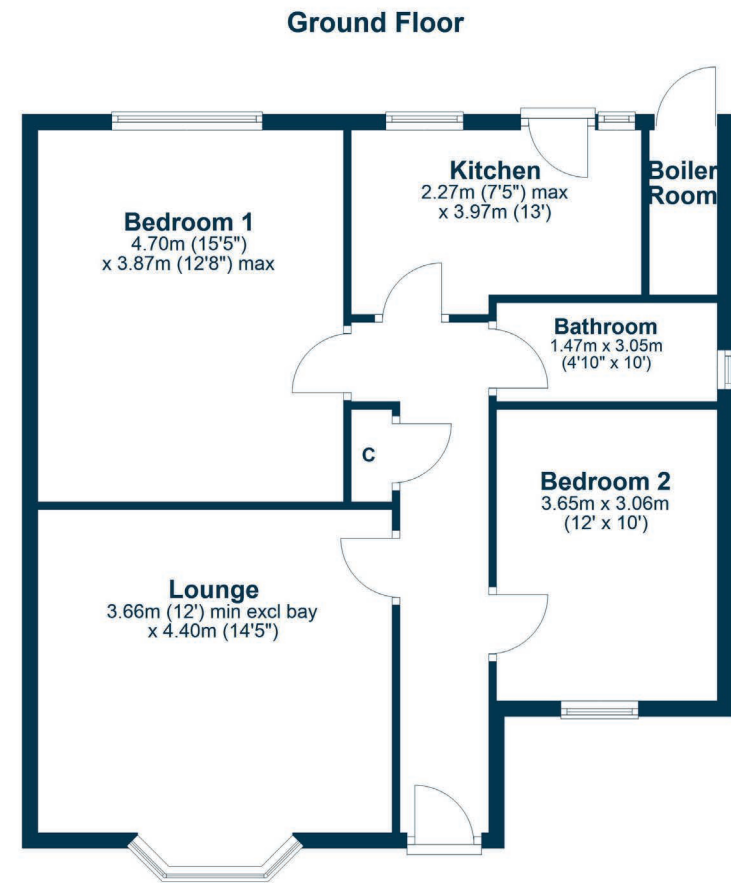
Externally, the rear garden is a real sun-trap - fully enclosed, low maintenance, and beautifully laid out with a patio area, ideal for relaxing or entertaining.

This is a fantastic opportunity to secure a walk-in condition home in a quiet, established residential area. Early viewing is essential.









Old Hillfoot Road is tucked away in a peaceful, established part of Ayr's Forehill district, a highly regarded residential area popular with families, retirees, and professionals alike.

Conveniently positioned, the property is well served by local amenities including shops, schools, parks, and public transport links. Both Morrisons and Tesco supermarkets are within easy reach.

The town centre and Ayr beach are also within a short drive, offering a range of high street shops, cafés, leisure facilities, and coastal walks. Commuting further afield is simple too, with excellent road links via the A77 and regular train services from Ayr station.

Combining suburban tranquillity with easy access to the town and beyond, this location offers a fantastic quality of life on Scotland's beautiful southwest coast.

AY5356 | Sat Nav: 11 Old Hillfoot Road, Ayr, KA7 3LW

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.

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