



# 27 NURSERY SQUARE

MINISHANT

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**An immaculate semi detached family villa located just five miles south of Ayr in the popular village of Minishant, with ample off road parking and private landscaped garden grounds.**

Set within a modern executive development in the popular village of Minishant and on a preferred plot with generous gardens, this spacious home offers fantastic modern accommodation in truly walk-in condition. It has a flexible layout that will suit a variety of potential purchasers, off road parking, fully enclosed landscaped rear gardens and a large garden shed for additional storage.

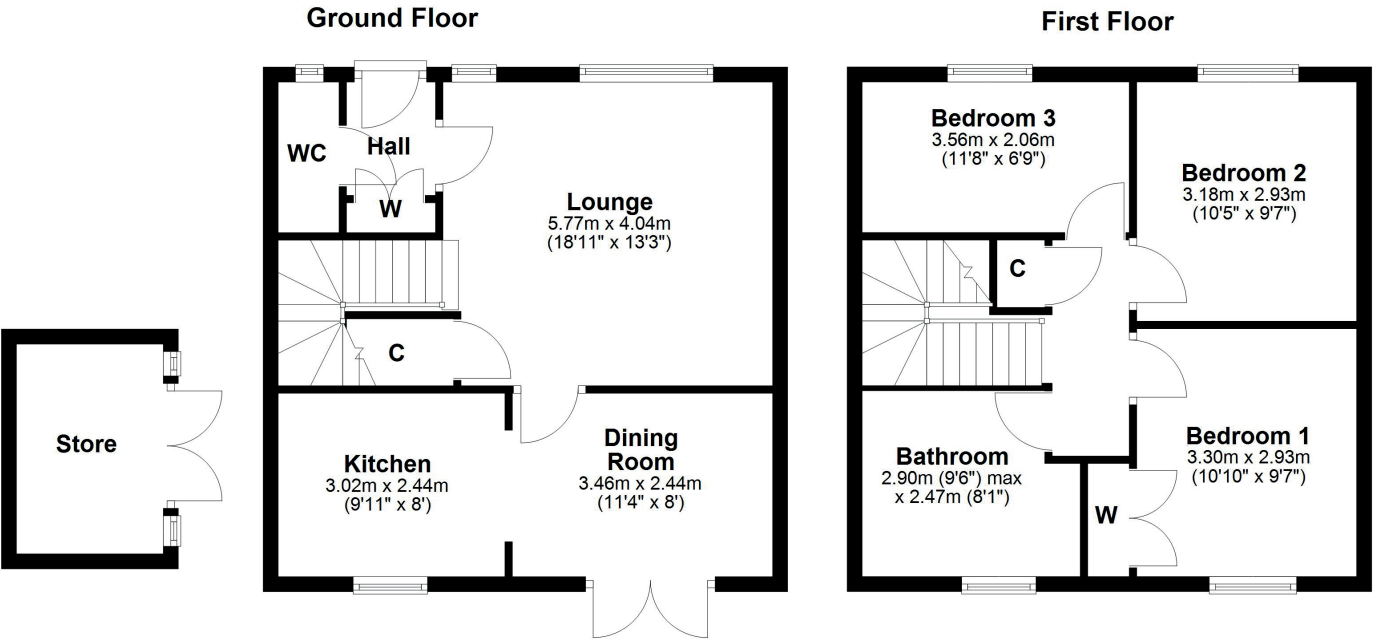
In more detail, the internal accommodation extends to an entrance hall with storage and a downstairs WC, a spacious lounge with two windows to the front and under stairs storage, a dining room with French doors out to the rear garden and an open plan luxury kitchen. On the upper floor there are two large double bedrooms, including one with fitted wardrobes, a single bedroom, storage and loft access off the landing and a stunning bathroom suite with a separate shower cubicle.

Externally the plot allows for a lawned front garden area with a paved and chipped driveway at the side allowing off road parking for a number of vehicles. There is gated access at the side round to a fully enclosed garden, with lawn, decorative aggregate and a large paved patio area. There is also a large garden shed for storage.









Minishant has a local store, restaurant, post office and primary school. It is located just three miles from Alloway and five miles from Ayr town centre, which has a comprehensive range of local amenities. Ayrshire itself is renowned for its championship golf courses, the yacht marina at Troon and the racecourse in Ayr. The A77 bypass enables swift commuting on the M77 to Glasgow and surrounding districts and Prestwick International Airport has frequent flights to many destinations throughout Europe.

**AY5371** | Sat Nav: 27 Nursery Square, Minishant, KA19 8AJ

For the full home report visit [www.corumproperty.co.uk](http://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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