



## ROSELAND

15 CHARLOTTE STREET, AYR

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**7 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A impressive traditional townhouse presented in excellent condition and providing extensive, family sized accommodation, good sized, south facing garden and driveway parking within a fantastic town centre location.**

'Roseland' is a traditional townhouse perfectly suited to the family market with well proportioned accommodation arranged over two levels. The property has been comprehensively upgraded and modernised resulting in a stylish town centre home with a wonderful, fully enclosed south facing garden. Potential purchasers should note the property has in the past been run as a successful bed and breakfast and this remains a great option for a new owner.

Internal features and benefits include a modern fitted kitchen, generous room proportions, quality three piece bathroom and separate shower room, generous storage space, gas central heating, quality floor coverings and neutral decoration.

In summary the accommodation extends to, on the ground floor, an entrance vestibule, broad and welcoming reception hallway, front facing lounge/dining room, sitting room, fitted kitchen, two downstairs bedrooms, small office and three piece shower room. Upstairs there are four double bedrooms, shower room, wc and study.

Externally the rear garden is fully enclosed with an area laid to lawn with planting borders, chipped areas and covered patio. To the rear there is a private driveway accessed via Mews Lane.

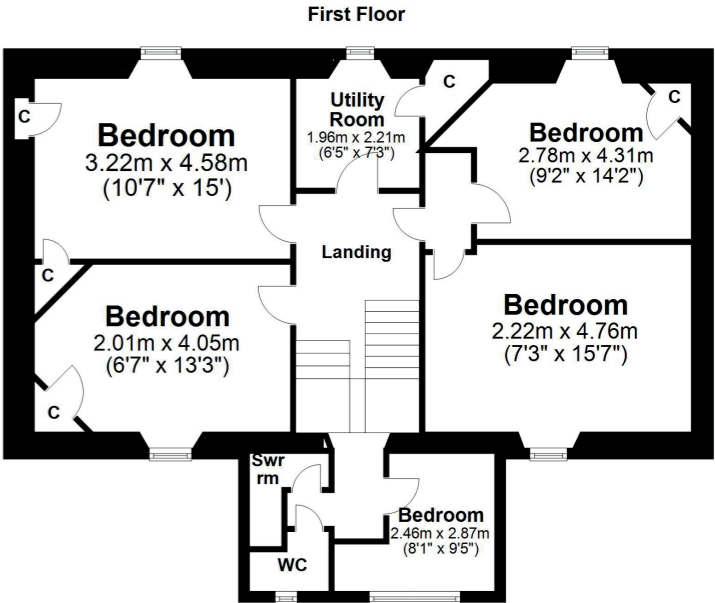
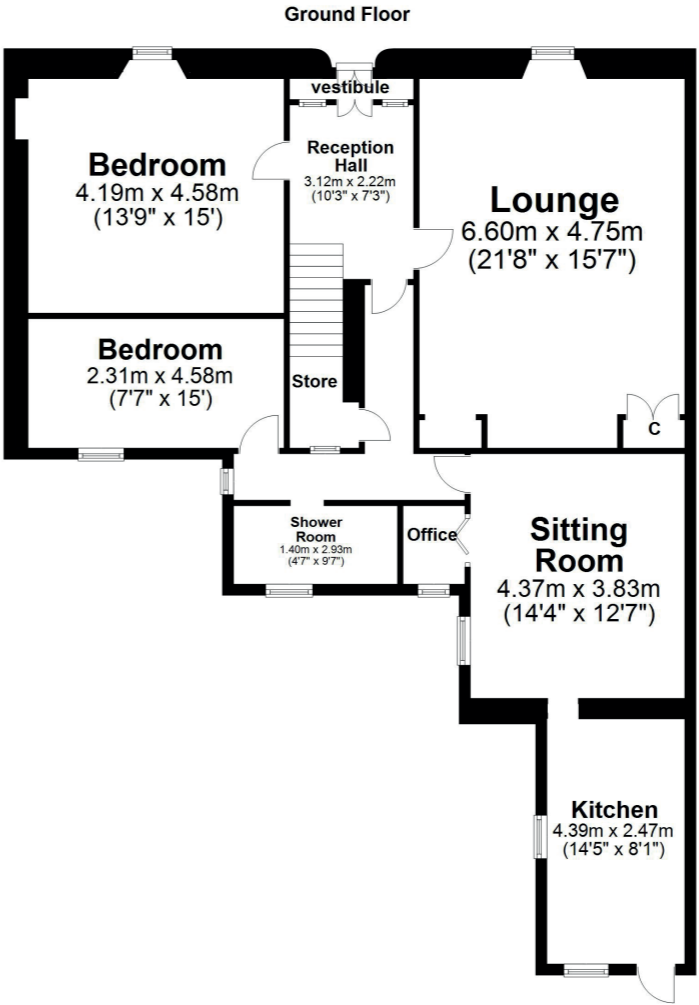












Charlotte Street is perfectly placed adjacent to Ayr town centre and within minutes walk of the seafront. The town centre offers a comprehensive range of amenities including retail shopping, transport and recreational facilities. For the commuter there is easy access to the A77/M77 bypass which links to Kilmarnock, Glasgow and surrounding areas. The railway station is approximately ten minutes walk and provides swift commuting times to Glasgow.

**AY5385** | Sat Nav: 15 Charlotte Street, Ayr, KA7 1DZ

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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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