



3 CRAIGSTON AVENUE

AYR

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

This detached three-bedroom bungalow, complete with a charming attic conversion, has two generous reception rooms, a stylish shower room, a dining kitchen, expansive gardens to the front and rear with a large patio, and a garage. It occupies a prime residential spot in the ever-popular seaside town of Ayr.

Step inside 3 Craigston Avenue and discover a home full of potential, offering generous living space and timeless appeal. This detached Ecrepont bungalow is in need of some modernisation but provides an excellent opportunity to create a truly special home in one of Ayr's desirable addresses.

The welcoming reception hall flows through to a bright bay-windowed lounge and a second bay-windowed living room, each providing versatile space for relaxation or entertaining. The fitted kitchen diner offers ample room for everyday dining, with a side door leading to the boiler room and out to the garden. At the rear, the substantial garden is a highlight, featuring a large patio area and expansive lawn, which is perfect for outdoor dining, gardening or enjoying the sunshine.

On the ground floor, two generous double bedrooms provide flexibility for family living or guest accommodation. They are complemented by a modern shower room with a quality three-piece suite including a walk-in shower. Upstairs, the converted attic makes it an ideal potential for a third bedroom, with a Velux window flooding the room with natural light, excellent fitted storage, and a space that could also lend itself to a home office.

Externally, the property is set within generous gardens to the front and rear, with a private driveway leading to a garage. This is a home that combines character and scope with a truly superb setting, making it an outstanding opportunity not to be missed.









Number 3 Craigston Avenue is perfectly positioned within a sought-after pocket of Ayr, offering easy access to everything the town has to offer. A wide range of shopping can be found nearby, from major supermarkets and the popular Ayr Central Shopping Centre to Heathfield Retail Park with its mix of well-known brands, fashion and homeware. Independent shops, cafés and restaurants in Ayr town centre ensure there is always something new to discover, while Dobbie's Garden Centre is also within easy reach.

The golden sands of Ayr Beach are less than a five-minute drive away, providing the perfect setting for seaside walks, summer picnics or simply enjoying the coastal views. Rozelle Park and Belleisle Park are also close by, offering woodland walks, ornamental gardens and two highly regarded golf courses.

Commuting is made simple with Ayr Train Station less than five minutes' drive away, offering direct and regular connections to Glasgow and beyond. Excellent road links via the A77 and A70 ensure swift travel across Ayrshire and further afield.

AY5390 | Sat Nav: 3 Craigston Avenue, Ayr, KA7 3JW

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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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