



37 CASTLEHILL ROAD

AYR

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5 | BEDROOMS

5 | BATHROOMS

6 | PUBLIC ROOMS

A much admired traditional detached villa centrally positioned within generous, well stocked gardens with self-contained attached annexe and perfectly placed close to the town centre.

Number 37 is a wonderful Victorian detached villa which represents a rare opportunity to acquire a substantial family home close to Ayr town centre and the railway station. The property provides extensive and flexible accommodation over two levels including an attached self-contained annexe to the rear perfect for elderly relatives/extended family.

As our photographs show the property has been lovingly cared for and maintained by the current owners and retains an abundance of period features which are complemented by modern fixtures and finishes resulting in a first class family home. Traditional features include intricate cornice work, original doors and skirtings, bay window formation in the lounge, several fireplaces and stained glass windows. Modern finishes include a quality fitted kitchen, luxury sanitary ware, neutral decoration and gas central heating.

In summary the accommodation extends to, on the ground floor, an entrance vestibule, broad and welcoming reception hallway with cloaks and wc off, front facing bay windowed lounge, dining room, games room, sitting room and a superb open plan fitted kitchen/dining/family room with patio doors to the rear garden, utility room and gym. Off the utility room there is access to the annexe with kitchen/lounge, bedroom and three piece shower room. Upstairs there is a spacious landing and four generous double bedrooms (one with en-suite bathroom and three with en-suite shower rooms).

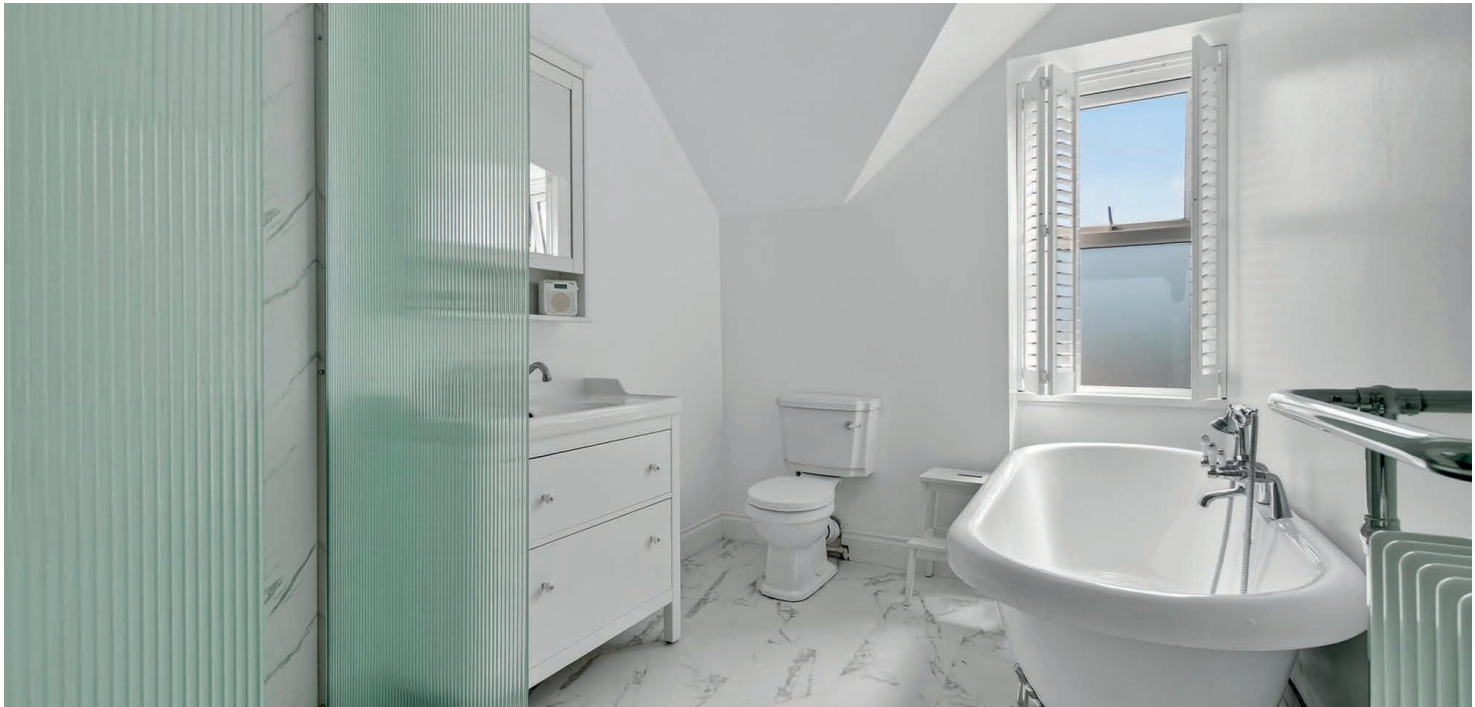
Externally the property is entered onto a block paved driveway which continues to the side of the property. The front garden is predominantly laid to decorative chips providing extensive off street parking bordered by shrubbery borders. The fully enclosed rear garden is predominantly lawned with well stocked shrubbery borders, covered bbq area and patio areas. N.b. There is also gated entry from Dongola Road.





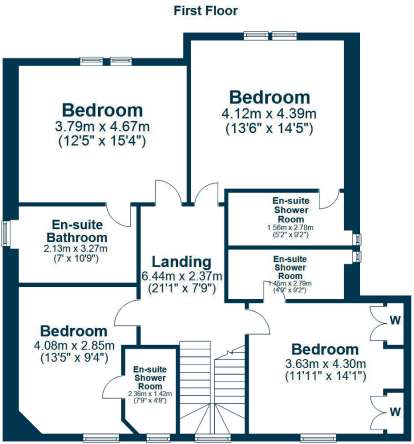
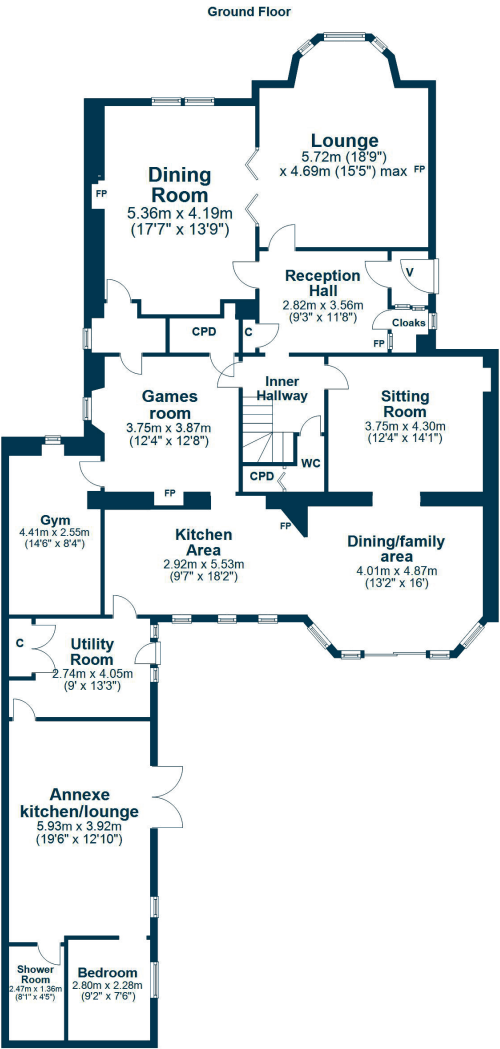












The property is perfectly placed close to a wide range of amenities including both Primary and Secondary schooling and local shops while Ayr town centre is close by and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas within five minutes walk.

AY5348 | Sat Nav: 37 Castlehill Road, Ayr, KA7 2HY

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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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