



21 FALKLAND PARK ROAD

AYR

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2 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

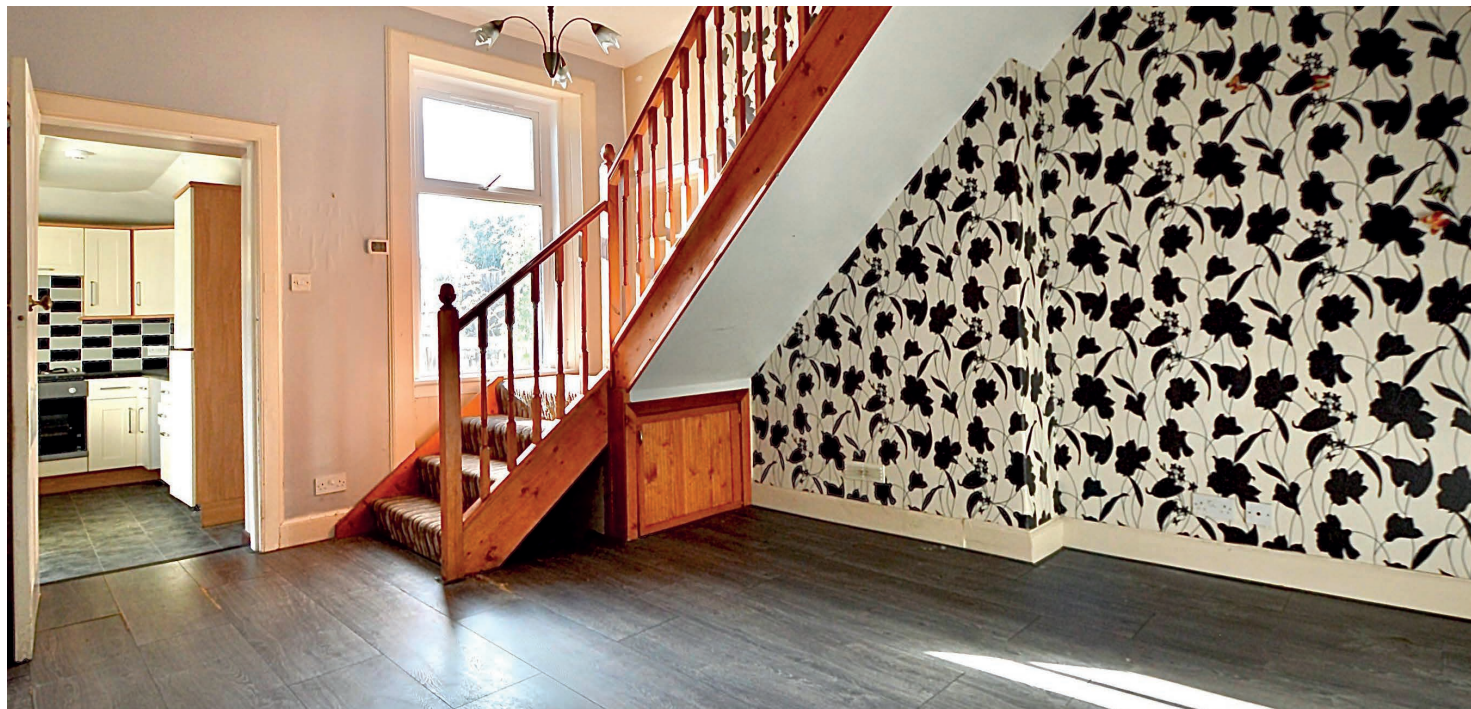
21 Falkland Park Road is a charming two-bedroom mid-terrace traditional cottage set across two floors, combining period character with modern comfort. Featuring a bay windowed lounge with fireplace, a versatile dining/family room, fitted kitchen with garden access, two bathrooms including an en suite, and private gardens with a summer house, this home offers generous room sizes and flexibility.

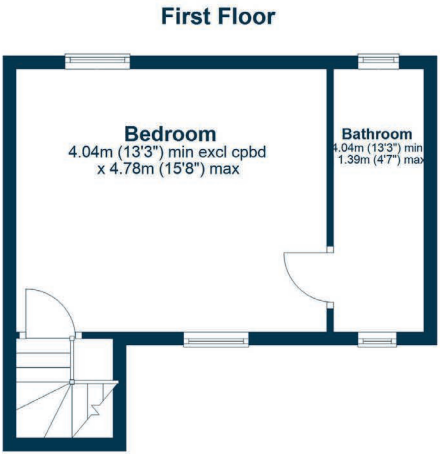
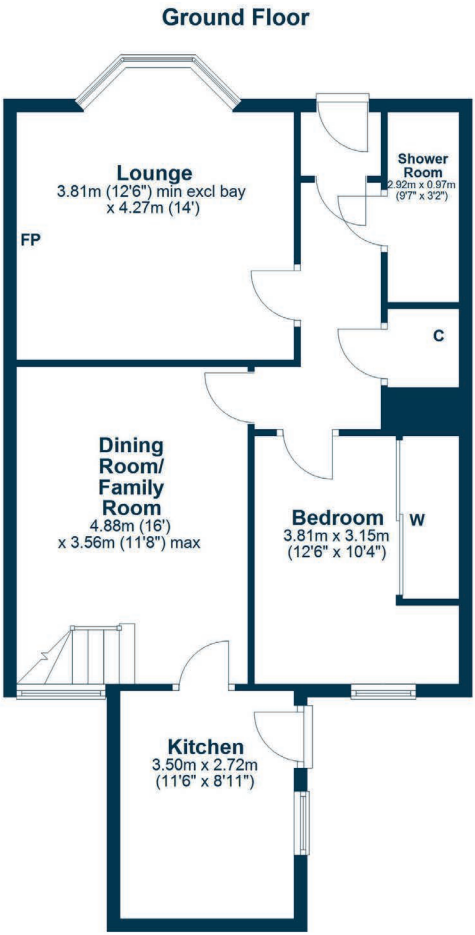
Set within the well-regarded Falkland Park Road, this two-bedroom mid-terrace traditional cottage offers an inviting blend of character features and practical modern living. The property is set over two floors, beginning with a welcoming entrance vestibule and reception hall that lead to the principal living spaces.

The bay windowed lounge creates a bright and comfortable setting, complete with a focal point fireplace, while the adjacent dining room/family room provides versatile space for entertaining or everyday living. The fitted kitchen offers generous storage and direct access to the rear gardens. A ground floor bedroom benefits from fitted wardrobes, with an adjacent shower room completing the ground floor level.

Upstairs, the principal bedroom has an en-suite bathroom, adding privacy and convenience. Outside, the private rear garden is enhanced by a summer house, providing a peaceful retreat and an ideal spot for relaxation.

This home's combination of traditional charm, flexible living accommodation, and excellent location make it an appealing choice for a wide range of buyers.





Falkland Park Road lies within a popular residential pocket of Ayr, conveniently placed for local amenities and transport links. Supermarkets including Tesco and Morrisons are within a short drive, while Heathfield Retail Park, offering a wide range of national outlets, is also close by. Ayr town centre provides further shopping, dining, and leisure facilities.

For commuters, Newton-on-Ayr and Ayr train stations offer regular services to Glasgow, while the A77 and A70 provide direct road links to the central belt and beyond. The neighbouring towns of Prestwick and Troon are easily accessible, both offering attractive seafronts, golf courses, and further amenities.

Local health and fitness facilities include Ayr's leisure centres, gyms, and private health clubs, ensuring plenty of options for active lifestyles. With schools, parks, and coastal walks all nearby, this is a well-connected and desirable location to call home.

AY5093 | Sat Nav: 21 Falkland Park Road, Ayr, KA8 8LL

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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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