



18 OLD HILLFOOT ROAD

AYR

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5 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A substantial modern detached villa providing immaculately maintained accommodation with south-westerly facing rear garden, driveway parking and detached double garage with integral workshop.

Number 18 is a rarely available modern detached villa which has been very well maintained and is ideally suited to the family market with generous and flexible accommodation with 8 principal apartments arranged over two levels.

The property provides all the conveniences of a modern home including a fitted kitchen, three piece shower room and separate three piece en-suite shower room to the master bedroom, neutral decoration, gas central heating with a 'Worcester' boiler and double glazing.

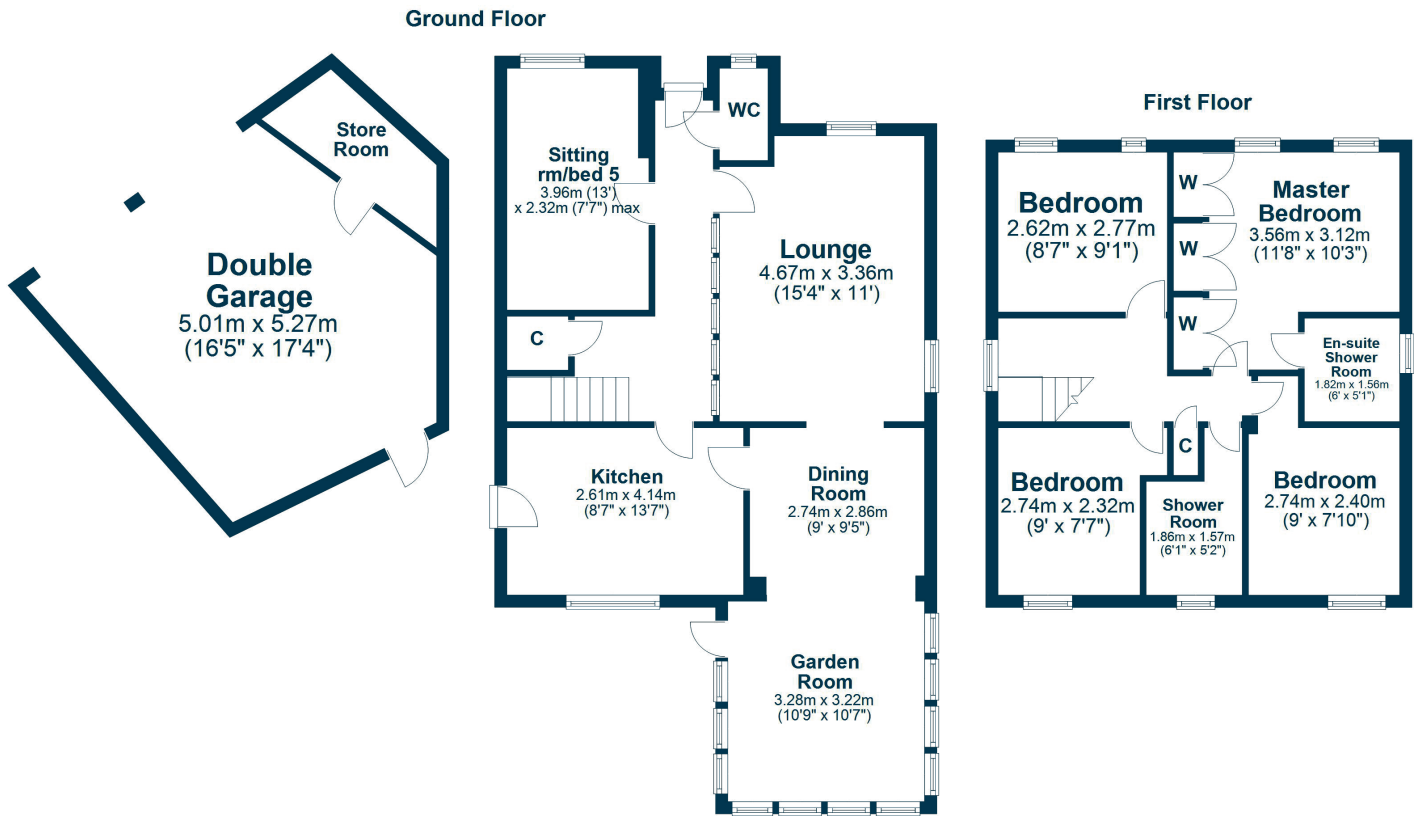
In summary the accommodation extends to, on the ground floor, an entrance hallway with two piece wc off, front facing lounge room semi open plan to the dining room, garden room, fitted kitchen and sitting room/fifth bedroom. Upstairs there are four bedrooms (master with three piece en-suite shower room and extensive fitted wardrobes) and a three piece shower room. The loft space is accessed via a pull down ladder and provides good storage.

Externally the front garden is predominantly laid to lawn with block paved double driveway to the side culminating in the detached double garage with power, lighting and internal work shop. The garage also has rafter storage accessed via a pull down ladder. The fully enclosed, south facing rear garden is laid to decorative paving with decked patio area.









The property is located within a quiet residential area a short distance from excellent schooling and local shops and just a mile from Ayr town centre which provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter the A77/M77 is within close proximity and provides swift commuting to Glasgow and surrounding areas.

AY5413 | Sat Nav: 18 Old Hillfoot Road, Ayr, KA7 3LW

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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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