



12 AILSA PLACE

AYR

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

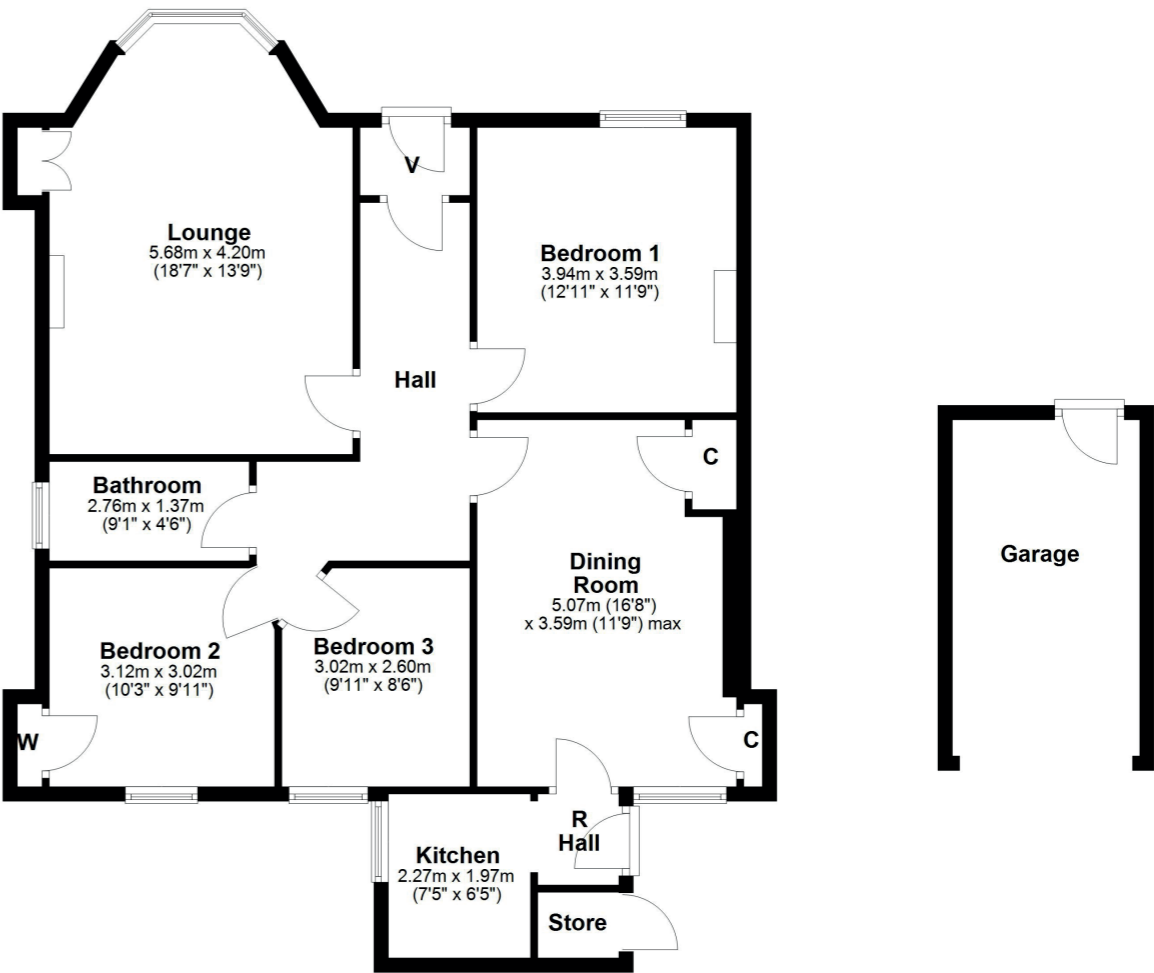
An impressive lower sandstone conversion with traditional features, spacious accommodation, a garage and set close to both the seafront and the amenities of the market town of Ayr.

Ailsa Place is formed of large traditional homes and conversions and set within the original grounds of the historic Cromwellian citadel and fort at the heart of Ayr. There is a walkway that links directly to the seafront just along the road and the properties are all within walking distance of the town centre. Number 12 is a substantial traditional ground floor conversion, which offers a wealth of accommodation and on-the-level living space that will suit a range of potential buyers. There is ample storage throughout, a recently installed boiler, a mixture of modern and original period features, and a flexible layout. There is a private garden to the front and private gardens to the rear, with access to a brick garage that has access from Eglinton Place.

In more detail, the internal accommodation extends to an entrance vestibule, a welcoming hallway, a spacious bay-windowed lounge with a feature fireplace, a large double bedroom to the front, also with a feature fireplace, two further bedrooms, a bathroom suite, a large dining room/reception room and a rear hall with a fitted kitchen and a door out to the rear garden.

Externally there are private front gardens, with paved pathways and decorative shrubs. There is also a private rear garden, with a paved patio and pathways, decorative shrubs, a garage with access in from Eglinton Place and access into two brick stores.





Ailsa Place is a locally admired Victorian street in one of Ayr's oldest areas, just off Montgomerie Terrace, with its Ayr Fort tennis courts and St Johns Tower, and a walkway to the seafront. Ayr itself has a comprehensive range of retail shopping, transport links, bars, restaurants and recreational facilities. The A77/M77 road network provides swift commuting access to Glasgow City Centre and surrounding districts.

AY5431 | Sat Nav: 12 Ailsa Place, Ayr, KA7 1JG

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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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