



36 FALKLAND PARK ROAD

AYR

www.corumproperty.co.uk





3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A beautifully presented traditional semi-detached villa with generous gardens and suited to a variety of purchasers within close proximity to a wide range of amenities.

Number 36 is a traditionally built semi-detached villa with well proportioned, spacious accommodation and a flexible layout. The property has been comprehensively upgraded and modernised by the current owners resulting in a fabulous home in walk in condition.

Features and benefits include a modern fitted kitchen (breakfast bar, integrated appliances and double doors to the rear garden), luxury four piece bathroom, gas central heating, double glazing, quality floor coverings and neutral decoration.

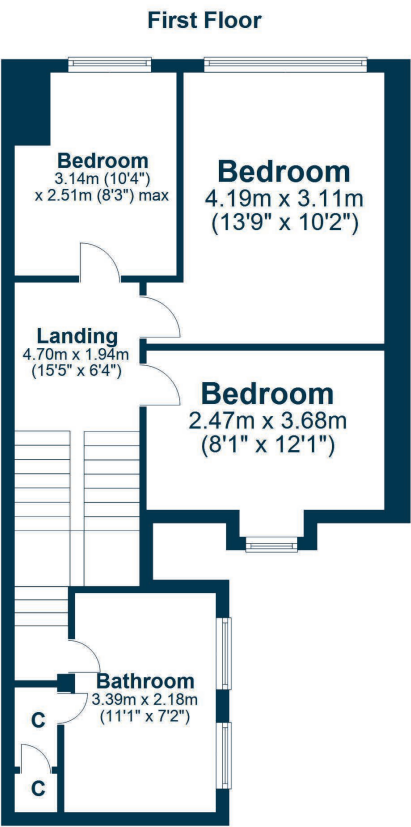
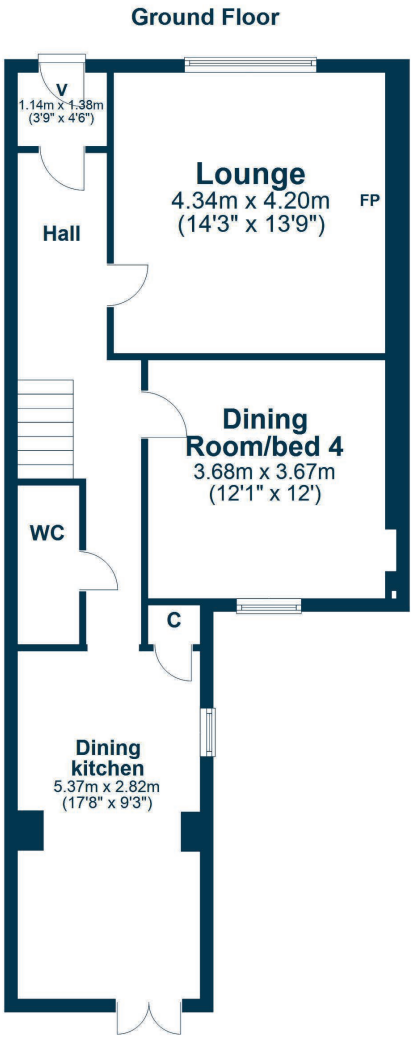
In summary the accommodation extends to, on the ground floor, an entrance vestibule, reception hallway, front facing lounge with feature fireplace, dining room/fourth bedroom, open plan dining kitchen and two piece wc. Upstairs there are three further bedrooms and a four piece bathroom.

Externally to the front there is driveway parking for two cars. The fully enclosed rear garden is predominantly laid to lawn with a large patio area and mature trees.









Falkland Park Road is perfectly positioned for a wide range of amenities including schooling and the railway station at Newton on Ayr which links to Ayr and Glasgow. In addition the local stop for the X77 linking to Glasgow is close by. Ayr town centre is around one mile distant and provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY5433 | Sat Nav: 36 Falkland Park Road, Ayr, KA8 8LL

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON
YOUR FUTURE



Corum Ayr
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk