



48 ALDER BANK

AYR

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A beautifully presented EXTENDED semi-detached villa set in good sized gardens and ideally suited to the family market with well proportioned apartments located close to shops and schooling.

Number 48 is a modern semi-detached villa which has been extended, modernised and reconfigured by the current owners resulting in an exceptional home perfectly suited to the family market. The focal point of the property is a superb open plan kitchen/dining room with roof lantern and double doors to the garden. In addition the property enjoys an elevated position with views from the front bedrooms across the roof tops of Ayr to the Skyline of Arran.

The property provides a range of features and benefits including a modern fitted kitchen with integrated appliances and fitted breakfast bar, luxury three piece shower room and separate bathroom, fitted wardrobe and cupboard space, gas central heating with a 'Vokera' boiler, neutral decoration, quality floor coverings and double glazing.

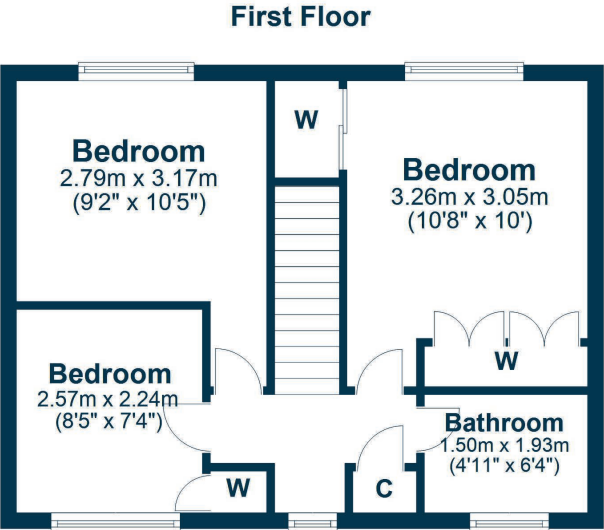
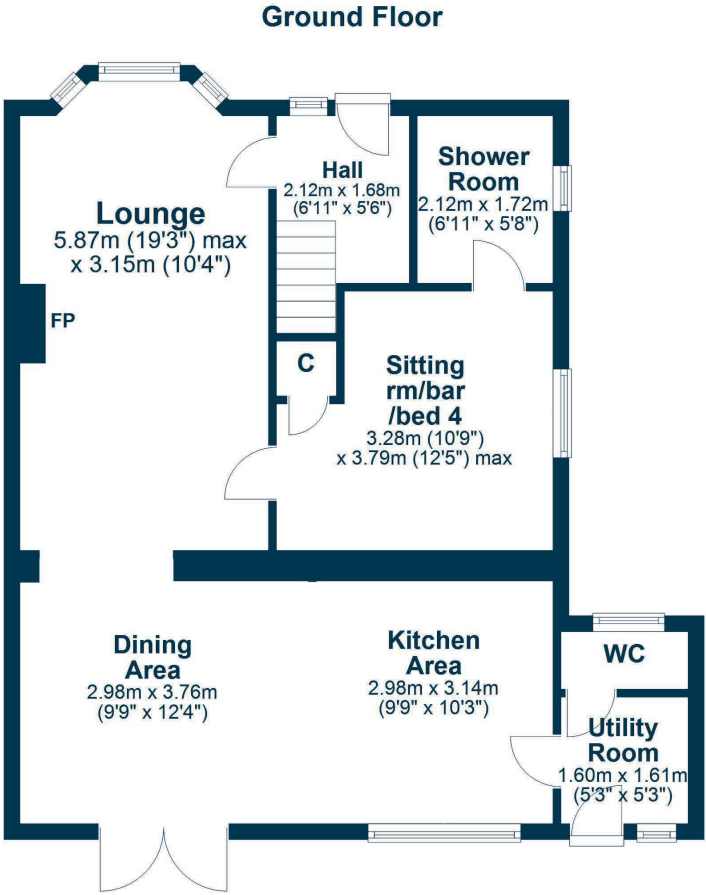
In summary the accommodation extends to, on the ground floor, a reception hallway, front facing lounge room with feature fireplace, sitting room/bar which could also be utilised as a fourth bedroom if required, three piece shower room, open plan kitchen/dining room, utility room and wc. Upstairs there are three bedrooms and a three piece bathroom.

Externally the property enjoys gardens to the front and rear with block paved driveway parking to the front and decorative border. The enclosed rear garden is predominantly laid to lawn with surrounding shrubbery borders and generous patio area with pergola.









Alder Bank is located in the Masonhill area of Ayr which is perfectly placed for a wide range of amenities including both primary and secondary schooling, various shops and the A77/M77 bypass linking to Glasgow and surrounding districts. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY5437 | Sat Nav: 48 Alder Bank, Ayr, KA7 3NUFor 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.

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