



6 ALDER BANK

AYR

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A beautifully presented 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 6 is a modern semi-detached villa which has been lovingly cared for and maintained by the current owners and enjoys an elevated position with views from the lounge and one of the upstairs bedrooms. across the roof tops of Ayr to the Firth of Clyde and Arran beyond.

The property provides a range of features and benefits including a modern fitted kitchen, luxury three piece shower room, extensive fitted wardrobe and cupboard space, gas central heating, neutral decoration and double glazing.

In summary the accommodation extends to, on the ground floor, a reception hallway, front facing lounge room with feature fire and open plan to the dining area with double doors to the rear garden, modern fitted kitchen with door to the side of the property and downstairs bedroom. Upstairs there are two further double bedrooms and a three piece shower room.

Externally the property enjoys gardens to the front and rear with a block paved driveway to the side culminating in the detached garage. The front garden is laid to lawn with shrubbery borders. The fully enclosed rear garden is arranged over three levels with two decked patio areas and a middle level laid to lawn with surrounding shrubbery borders.

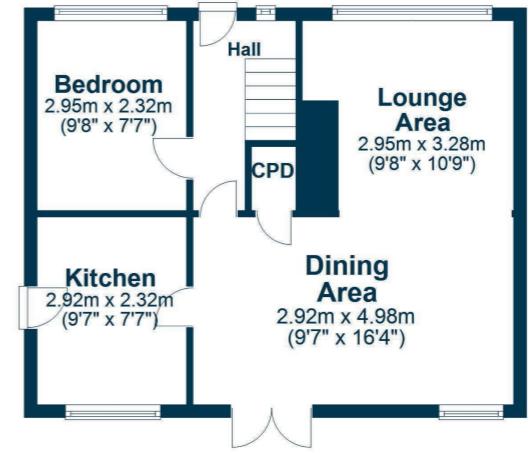




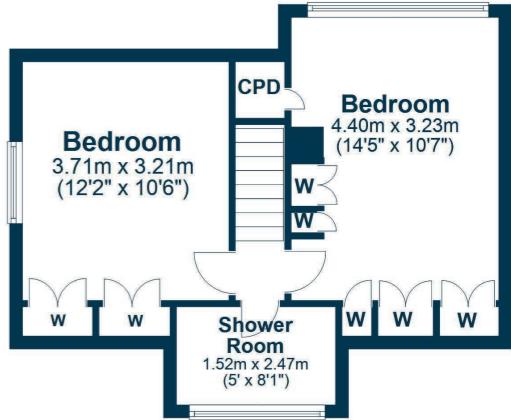




Ground Floor



First Floor



Garage

6.28m x 2.76m
(20'7" x 9'1")

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.

AY5382 | Sat Nav: 6 Alder Bank, Ayr, KA7 3NU

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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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