



5 Bryden Place, Coylton

In Excess of **£195,000**

DONALD
ROSS
RESIDENTIAL



5 Bryden Place

Coylton, Ayr

Immaculate 3-bed bungalow in quiet cul-de-sac with en-suite, modern kitchen, utility room, west-facing garden, and garage with electric door. Ideal single-level home for downsizers.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Convenient single-level living throughout
- Spacious lounge with dedicated dining area
- Modern, fully equipped kitchen with quality finishes
- Separate utility room for added convenience
- Three well-proportioned bedrooms
- Principal bedroom with stylish en-suite shower room
- Contemporary bathroom with shower-over-bath
- Private west-facing rear garden offering afternoon and evening sun
- Driveway and garage with electric door
- Quiet cul-de-sac setting, perfect for downsizers seeking peace and practicality













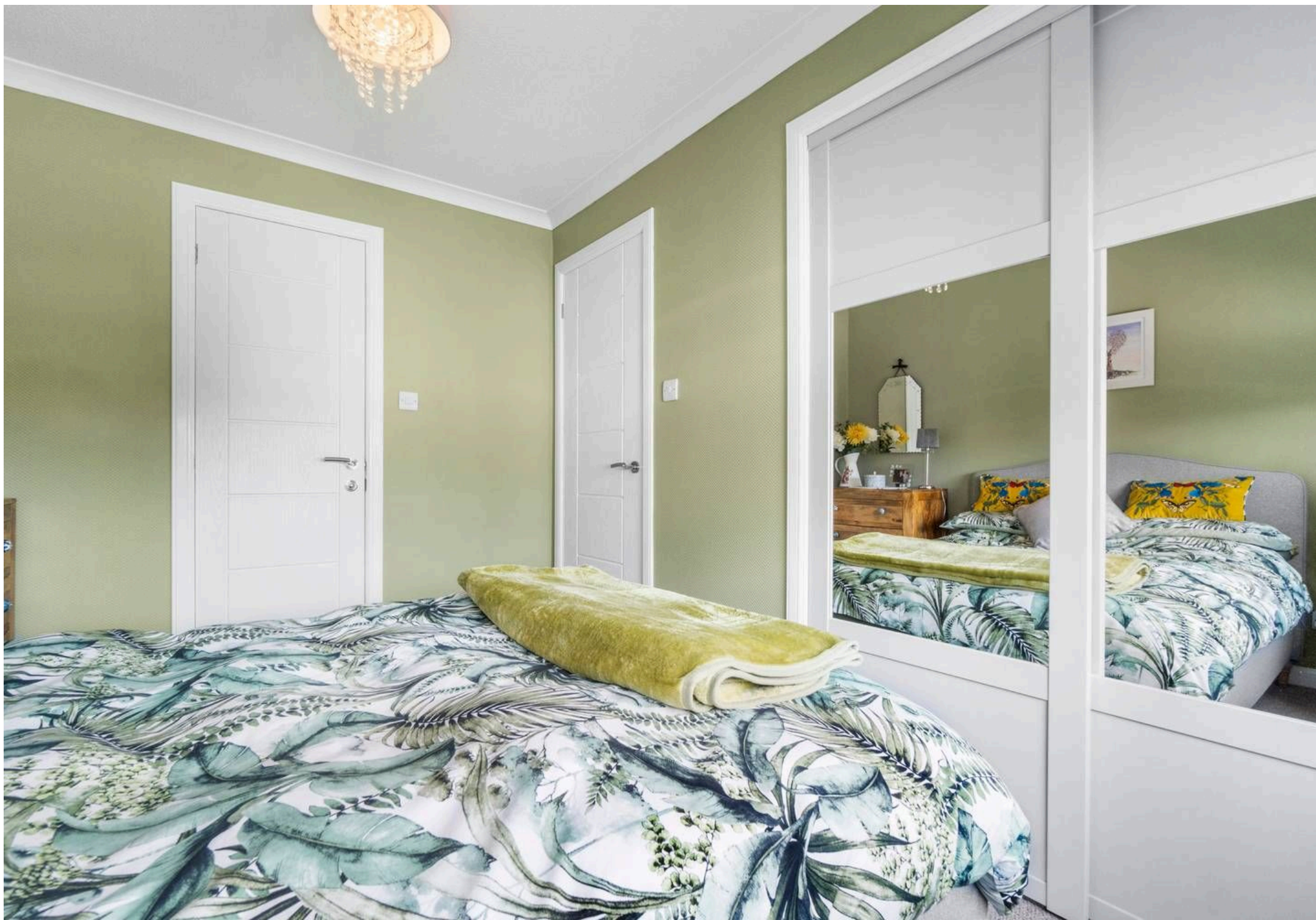












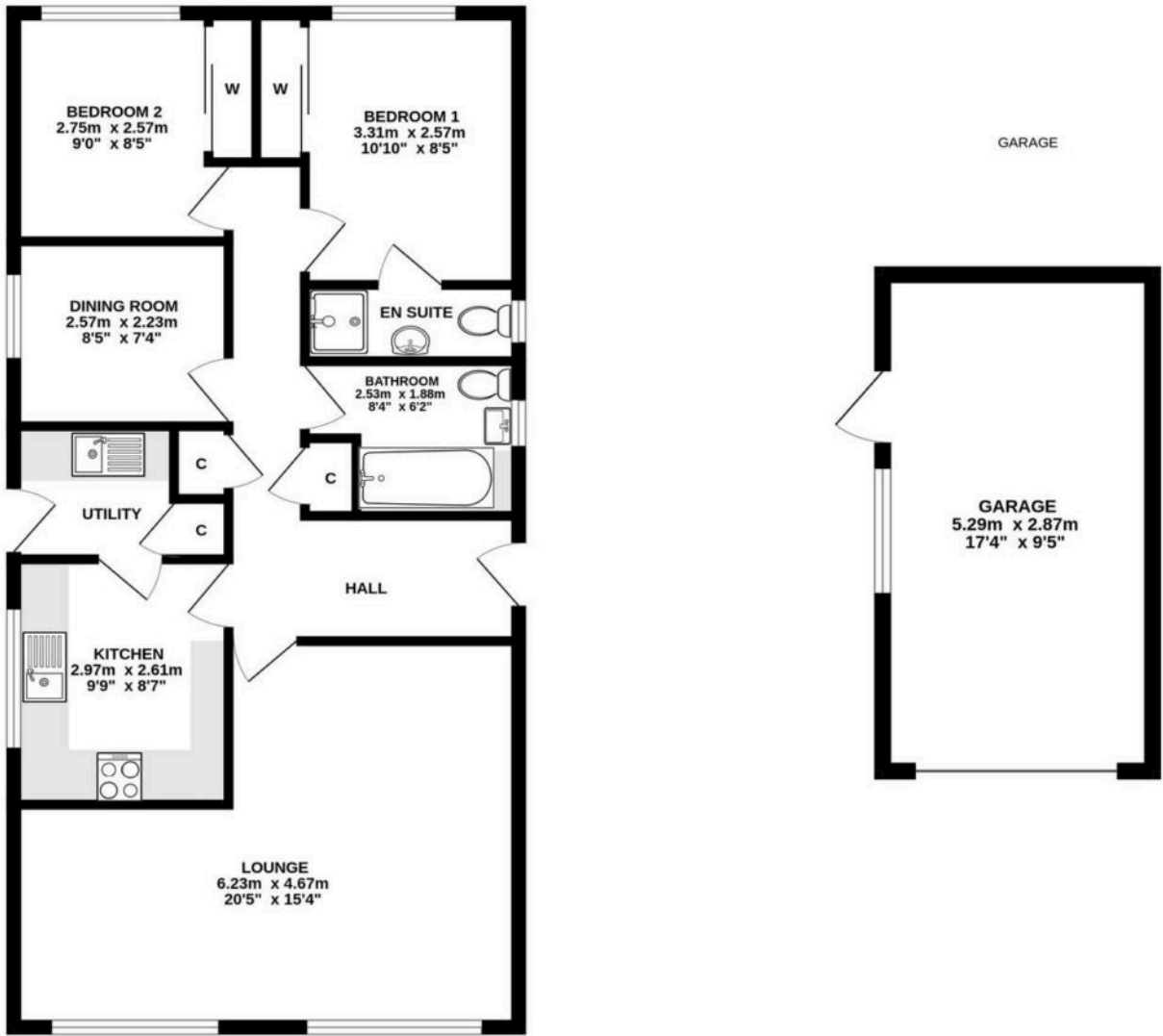








GROUND FLOOR



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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