

# stonefield

ESTATE AGENTS



Ayr

15 Holmston Road, Ayr, South Ayrshire, KA7 3JH

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## 15 Holmston Road, Ayr, South Ayrshire, KA7 3JH

Stonefield Estate Agents are delighted to present to the market 15 Holmston Road - A deceptively spacious and very attractive three bedroom traditional detached bungalow with driveway, garage and mature gardens nestled within a desirable residential enclave on the fringes of Ayr town centre. This charming residence boasts expansive room dimensions with a versatile single level living arrangement extending to circa 1100 square feet with the added benefit of a fantastic floored and lined attic room. Enjoying elevated views to the rear over the wooded River Ayr walk, early viewing is fundamental to fully appreciate this delightful home and its prime setting.

The accommodation is thoughtfully laid out, encompassing a welcoming vestibule, broad reception hallway, formal lounge adorned with a striking corner window and feature fireplace, front facing dining room/snug (which is currently utilised as a third bedroom), spacious fitted kitchen, two generously proportioned double bedrooms, luxurious three piece shower room plus a separate WC. A large store cupboard in the hall provides access to a fantastic floored and lined attic room via a fixed staircase which offers excellent development potential, kids bedroom / playroom or home office for those clients working from home. Additionally the property features an expansive basement, partitioned into multiple rooms, ripe for further enhancement subject to necessary permissions, gas central heating, double glazing, premium floor coverings throughout plus a recently replaced roof.

Externally the property boasts a well manicured enclosed front garden with lush shrubbery borders and meandering pathways. To the right hand side, a driveway and garage allow secure off street parking and storage, while the opposite side reveals a delightful lower level private garden enjoying a sunny south westerly orientation. This wonderful space features verdant areas of lawn, mature plants and trees, seasonal pots and planters and well tended shrubbery borders, creating a tranquil oasis for outdoor relaxation.

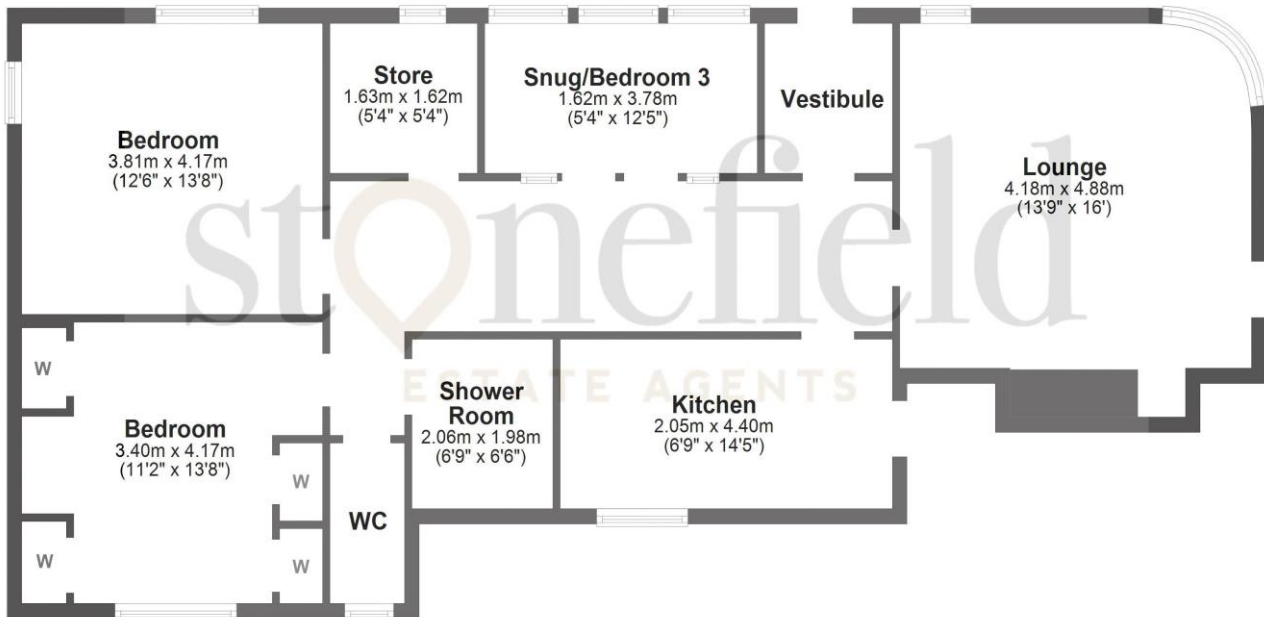
Holmston Road is a popular residential address primarily consisting of traditionally built bungalows within close proximity to the town centre and local primary and secondary schooling. The town centre provides a comprehensive range of amenities including excellent supermarket and retail shopping, recreational facilities and transport links. In addition, the property is ideally placed for easy access to the A77 / M77 bypass linking to Glasgow and beyond.

Demand for traditional detached bungalows remains extremely high therefore early viewing is recommended.





### Floor Plan



Plan and measurements are approximate only.  
Plan produced using PlanUp.



### Dimensions

Lounge; 16'0 x 13'9 Kitchen; 14'5 x 6'9 Snug; 12'5 x 5'4 Bedroom; 13'8 x 12'6 Bedroom; 13'8 x 11'2 Shower Room; 6'9 x 6'6 Store; 5'4 x 5'4



## Travel Directions

Sat Nav - KA7 3JH

We believe the enclosed information and details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Photographs are for general information, measurements and distances are approximate and floorplans may not be to scale.

**stonefield**  
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16a Beresford Terrace  
Ayr KA7 2EG

T: 01292 501777

E: [enquiries@stonefieldayr.com](mailto:enquiries@stonefieldayr.com)