

stonefield

ESTATE AGENTS



Ayr

36 Seaforth Road, Ayr, South Ayrshire, KA8 9JB

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Stonefield Estate Agents are delighted to introduce 36 Seaforth Road - A traditional three bedroom semi detached bungalow with driveway, garage and extensive south facing gardens situated within a desirable residential area on the edge of Ayr town centre. Having undergone a comprehensive modernisation program throughout, the property boasts expansive room dimensions and an extremely versatile layout with excellent scope to extend, subject to requisite consents.

In summary, the subjects comprise; entrance vestibule, reception hall, front facing lounge with feature fireplace (could also be utilised as the principle bedroom), family room / dining room, modern fitted kitchen, sun room overlooking the rear garden, two spacious double bedrooms plus a luxurious shower room. Additionally, a pull down ladder gives access to a fantastic floored and lined attic room with Velux window. Ensuring comfort all year round, the property is complete with gas central heating and double glazing throughout.

Externally to the front the property benefits from a driveway providing secure off street parking leading to a single garage plus low maintenance gardens. Further enhancing this delightful home is the fully enclosed child / pet friendly rear garden which is a tranquil oasis for outdoor relaxation enjoying a sunny southerly orientation. This wonderful space comprises an area of lawn, decorative chips, variety of mature shrubs plus an inviting patio which is perfect for outdoor entertaining, summer BBQ's and alfresco evening dining. Additionally, there is a useful timber garden shed.

All local amenities are within close proximity including shops and supermarkets, primary and secondary schooling, scenic seafront, transport links plus both Ayr and Prestwick town centre.

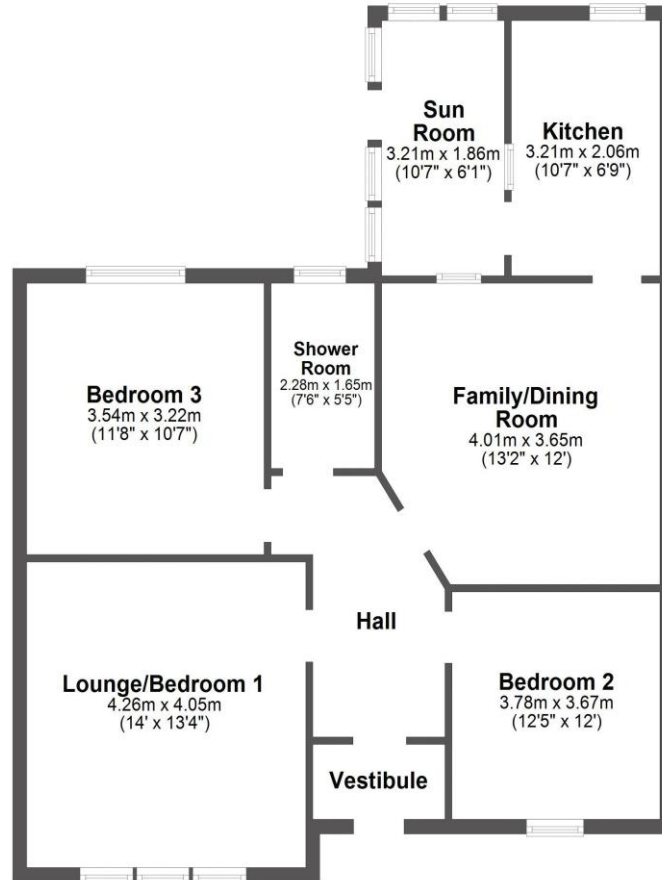
Early viewing is fundamental to fully appreciate this superb home and its popular setting.



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Property Ref: 00003496

Floor Plan



Dimensions

Lounge/Bedroom 1; 14'0 x 13'4 Family/Dining Room; 13'2 x 12'0 Kitchen; 10'7 x 6'9 Sun Room; 10'7 x 6'1 Bedroom 2; 12'5 x 12'0 Bedroom 3; 11'8 x 10'7 Shower Room; 7'6 x 5'5



Travel Directions

Sat Nav - KA8 9JB

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.

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