



Ayr

68 James Campbell Road, Ayr, South Ayrshire, KA8 0SA





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Stonefield Estate Agents are delighted to introduce 68 James Campbell Road - An extremely sought after two bedroom mid terrace villa with driveway and landscaped south facing gardens situated within the attractive Craigie district of Ayr, conveniently positioned just a short stroll from the town centre, seafront and a comprehensive range of amenities. Boasting expansive room dimensions and presented to the market in excellent condition throughout, early viewing is fundamental to fully appreciate this superb home and its popular setting.

In summary, the subjects comprise; entrance hall with under stairs storage cupboard, bright and spacious open plan lounge diner plus a modern fitted kitchen with ample base and wall units and door access seamlessly connecting the indoors with the outdoors. Stairs ascend from the lounge to the first floor which reveals two generously proportioned double bedrooms both benefiting from integrated wardrobes, and master bedroom with additional mirror wardrobes and a built in shower cubicle. Completing the accommodation of this outstanding home is a luxurious family bathroom with bath and shower over. Ensuring comfort all year round, the property is equipped with gas central heating, double glazing and floor coverings throughout.

Externally there is a driveway to the front providing secure off street parking. Further enhancing this delightful home is the fully enclosed child / pet friendly landscaped rear garden which enjoys a degree of privacy and a sunny southerly orientation. This wonderful space is a tranquil oasis for outdoor relaxation and features a large area of manicured lawn, seasonal pots and planters, useful timber garden shed, hot tub plus two inviting patio areas - the perfect spots for outdoor entertaining, summer BBQ's and alfresco evening dining.

All local amenities are within easy walking distance including Ayr town centre, seafront, bars and restaurants, shops and supermarkets, local primary and secondary schooling plus excellent transportation links. For commuters, the A77 / M77 road networks are easily accessed providing a swift route to Glasgow and beyond.

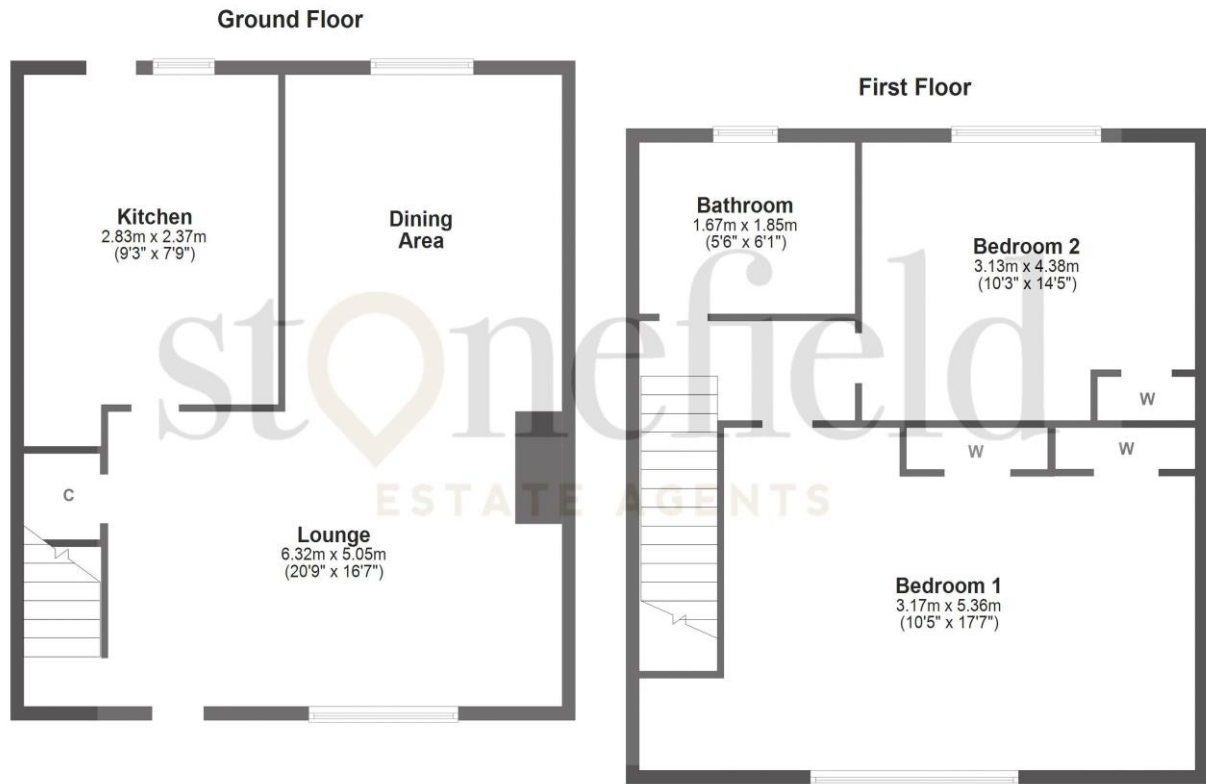
Demand for family homes within the Craigie district of Ayr remains extremely buoyant therefore early viewing is highly recommended.





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Property Ref: 00004050



Plan and measurements are approximate only.

Plan produced using PlanUp.



Dimensions

Lounge/Dining Area; 20'9" x 16'7" Kitchen; 9'3" x 7'9" Bedroom 1; 10'5" x 17'7" Bedroom 2; 10'3" x 14'5" Bathroom; 5'6" x 6'1"



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.

Travel Directions

Sat Nav - KA8 0SA

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