

# stonefield

ESTATE AGENTS



Ayr

2b Cambuslea Road, Ayr, South Ayrshire, KA8 9HT

Offers in excess of £160,000

[stonefieldayr.com](http://stonefieldayr.com)





## 2b Cambuslea Road, Ayr, South Ayrshire, KA8 9HT

Calm, neutral décor with sophisticated spaces, Number 2b is an immaculately presented 2 bedroom semi-detached villa. Formerly a three bedroom, this wonderful property could easily be converted back if you need a third bedroom. With a generous driveway for off-street parking, and a large private south facing garden with garden shed for outside storage, this is a wonderful opportunity in the current market.

Internally comprising; a front porch with storage cupboard, a generous lounge with French doors through to the dining area, a utility room with larder cupboard, a fitted kitchen with integrated appliances, and a sitting room area. French doors from the dining area lead out to the rear garden with large lawn and sun deck/patio area; perfect for enjoying summer barbecues in a lovely fully enclosed south facing private garden. The garden shed has power and light for outdoor storage.

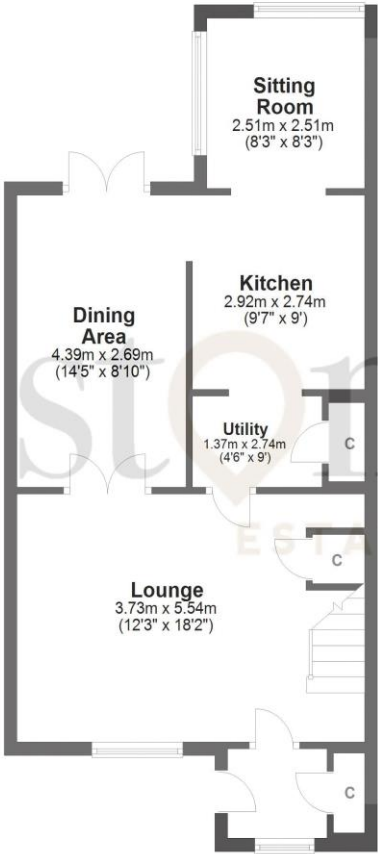
On the first floor are 2 grand double bedrooms. The master bedroom has an en-suite shower room and built-in wardrobes. The modern family bathroom has a 3-piece white suite, shower over bath and completes the generous accommodation.

A truly fantastic home in a sought after area. Early viewing is an absolute must!

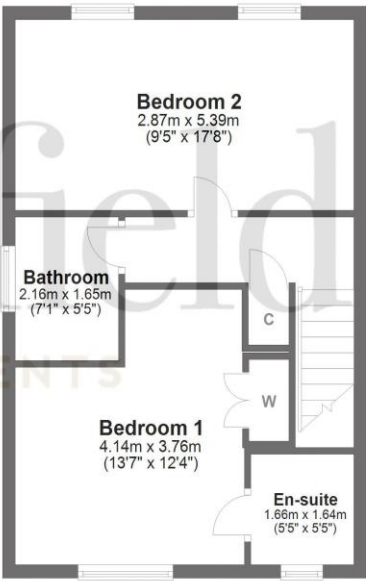




Ground Floor



First Floor



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



Dimensions

Lounge: 12.3ft x 14.6ft (min) Dining Area: 14.5ft x 8.9ft Sitting Room: 8.3ft x 8.3ft Kitchen: 9.9ft x 9ft Utility: 5.4ft x 4.6ft Bedroom 1: 13.7ft (max) x 12.4ft (max) Bedroom 2: 17.8ft x 9.5ft Bathroom: 7.1ft x 5.5ft



## Travel Directions

From our offices on 16a Beresford Terrace, Ayr, KA7 2EG, continue to follow A79 and continue onto Killoch Pl/A70, turn right onto Burns Statue Square/A70, then slide right onto Station Bridge/A70. Continue onto Holmston Rd. Continue onto B747/Craigie Rd and onto Burnett Terrace. Turn left onto Hawkhill Avenue. Continue onto Somerset Rd. Turn left onto Walker Rd.

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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16a Beresford Terrace  
Ayr KA7 2EG

T: 01292 501777

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