

**FOR SALE**



**AYR - Finlas Avenue**  
**Offers In Excess Of £230,000**

  
**MARTIN & CO**



## AYR - Finlas Avenue

3 Bedrooms, 2 Bathroom

Offers In Excess Of £230,000

- 3 Double Bedrooms - Master En Suite
- Gas Central Heating
- Parking: Garage & Driveway
- Close To Town & Travel Routes
- Freshly Decorated
- Council Tax Band E

This traditionally constructed single-level bungalow, situated in a cul-de-sac location, boasts an impressive elevated position. The property includes a reception hall, a generously sized lounge/dining room designed in an L-shaped open-plan layout, a modern kitchen equipped with integrated appliances, a contemporary bathroom, three bedrooms (with the master bedroom featuring an en-suite shower room), double-glazed windows, gas central heating, extensive garden grounds, a driveway, and a garage.

Nestled in the sought-after residential area of Alloway, this bungalow offers exceptional interior space and occupies a commanding position on its elevated site.

In greater detail, the interior includes a reception hallway accessed through a modern UPVC door, complete with a spacious storage cupboard. The reception hall provides entry to a splendid and generously proportioned lounge, semi-openly connected to the dining area in an L-shaped configuration. From the dining area, a doorway leads to a modern kitchen, featuring a range of wall and base-mounted units with a walnut finish and marble-effect countertops. Integrated appliances, such as a stainless steel gas hob, oven, extractor, dishwasher, and washing machine. At the rear of the kitchen, there



is a door that leads to the rear gardens.

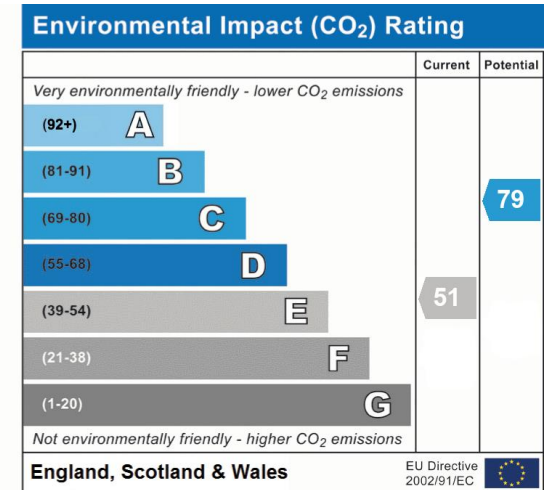
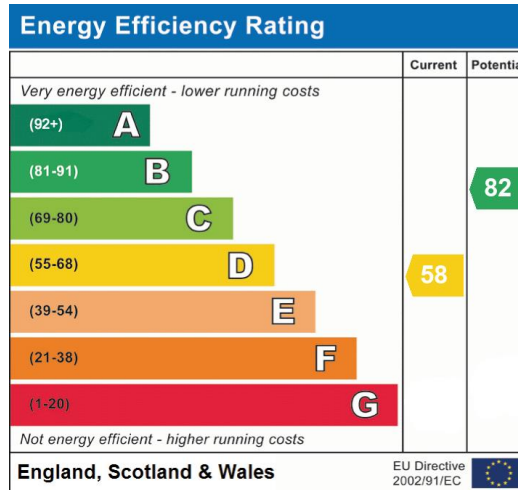
The bathroom has a modern white three-piece suite, including a toilet, washbasin, and bathtub. The property comprises three bedrooms, with the master bedroom benefitting from an en-suite shower room featuring a three-piece suite with a toilet, washbasin, and a shower cubicle with a thermostatically controlled shower. Two of the bedrooms have built-in wardrobe storage.

In addition to these features, the property offers double glazing, gas central heating, and generous garden grounds surrounding the property on three sides. The gardens primarily consist of lawns and are bordered by mature trees. A driveway to the side of the property leads to a single garage with an up-and-over door.

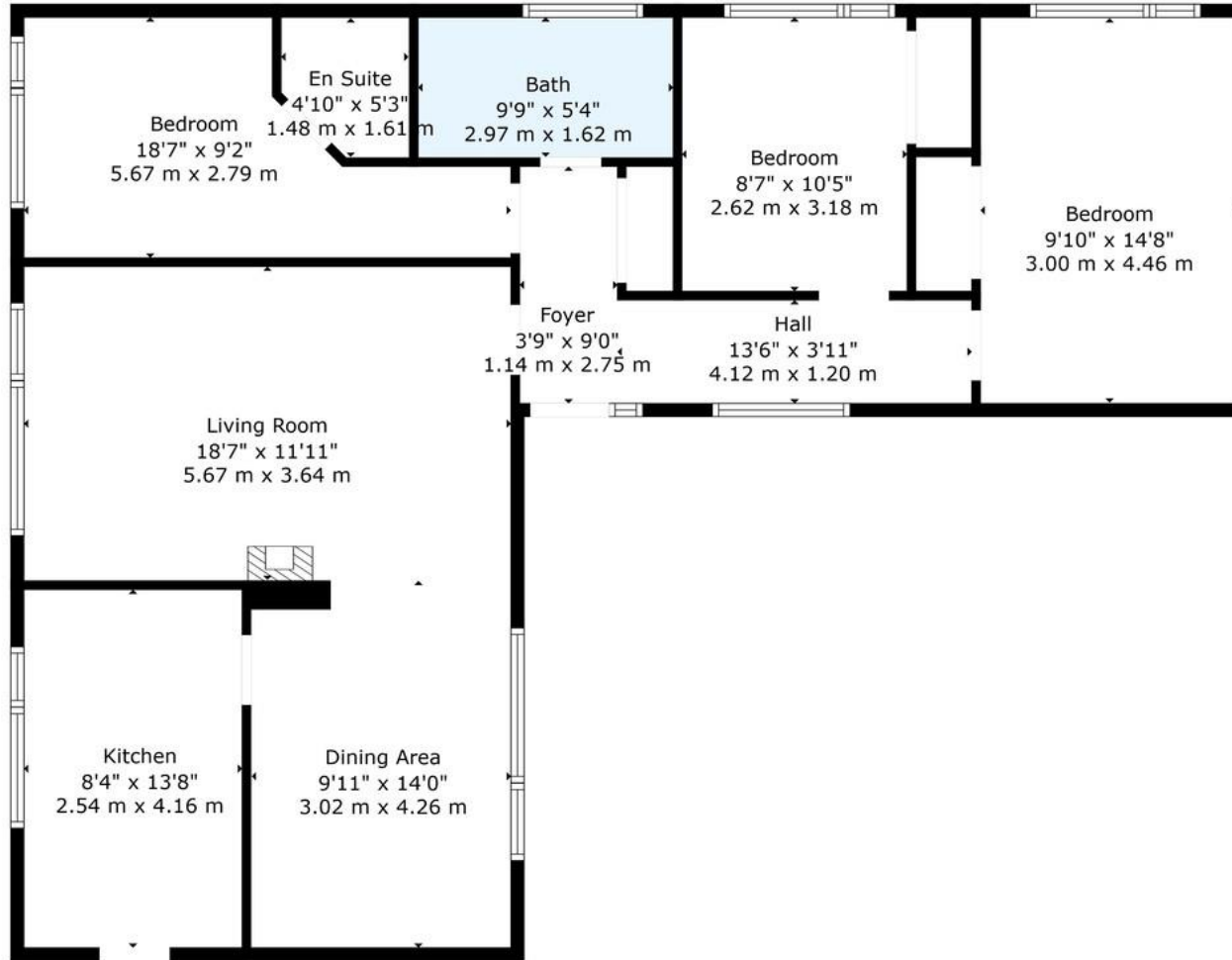
Finlas Avenue is conveniently located for local schools and shops, while Ayr town centre is short distance away, offering a wide array of amenities, including excellent supermarkets, retail shops, transportation

options, and recreational facilities. For commuters, the nearby bypass provides easy access to Kilmarnock, Glasgow, and the surrounding areas.









GROSS INTERNAL AREA

FLOOR 1: 1067 sq. ft, 99 m<sup>2</sup>

TOTAL: 1067 sq. ft, 99 m<sup>2</sup>

Measurements Are Approximate And Not Guaranteed.

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