



MONTGREENAN
PROPERTY GROUP



34 Racecourse Road
Ayr, KA7 2UY

Offers in excess of £395,000



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Montgreenan Property Group are absolutely ecstatic to present to the market Fairport, 34 Racecourse Road, Ayr.

Believed to be 1 of only 5 of this Jacobean style builds in the whole of Scotland (circa 1802), Fairport is quite possibly THE finest mansion conversion in the whole of Ayrshire.

Incredibly striking, super spacious & luxurious, this characterful period home has a large sweeping gated private driveway, vast private enclosed tree lined front & rear garden grounds & is situated within one of Ayr's premier & most exclusive address's.

Benefitting from being only moments from the seafront, town centre, Old Racecourse & Belleisle & Rozelle Country Estates.

Offering flexible accommodation over 3 levels, it seamlessly combines opulent & stylish interior with fabulous traditional period features which provide the sense of grandeur & splendour of a bygone era.

It is sure to appeal to a vast array of purchasers throughout the market.

Ground floor subjects comprise; magnificent T-shaped reception hallway with cloakroom cupboards & WC off, spectacular formal bay window drawing room with feature fireplace, breathtaking dining room with grand copper fireplace & original Rennie Mackintosh detailing, spacious lounge /





4th bedroom, art studio / home office, bed 3 with modern en-suite shower & walk in wardrobe & a fully fitted super sleek & stylish dining kitchen with bespoke breakfast bar island & useful utility room off.

1st floor hosts luxurious master suite & bedroom 2 also with modern en-suite.

The lower level hosts useful cellar storage rooms & a home office.

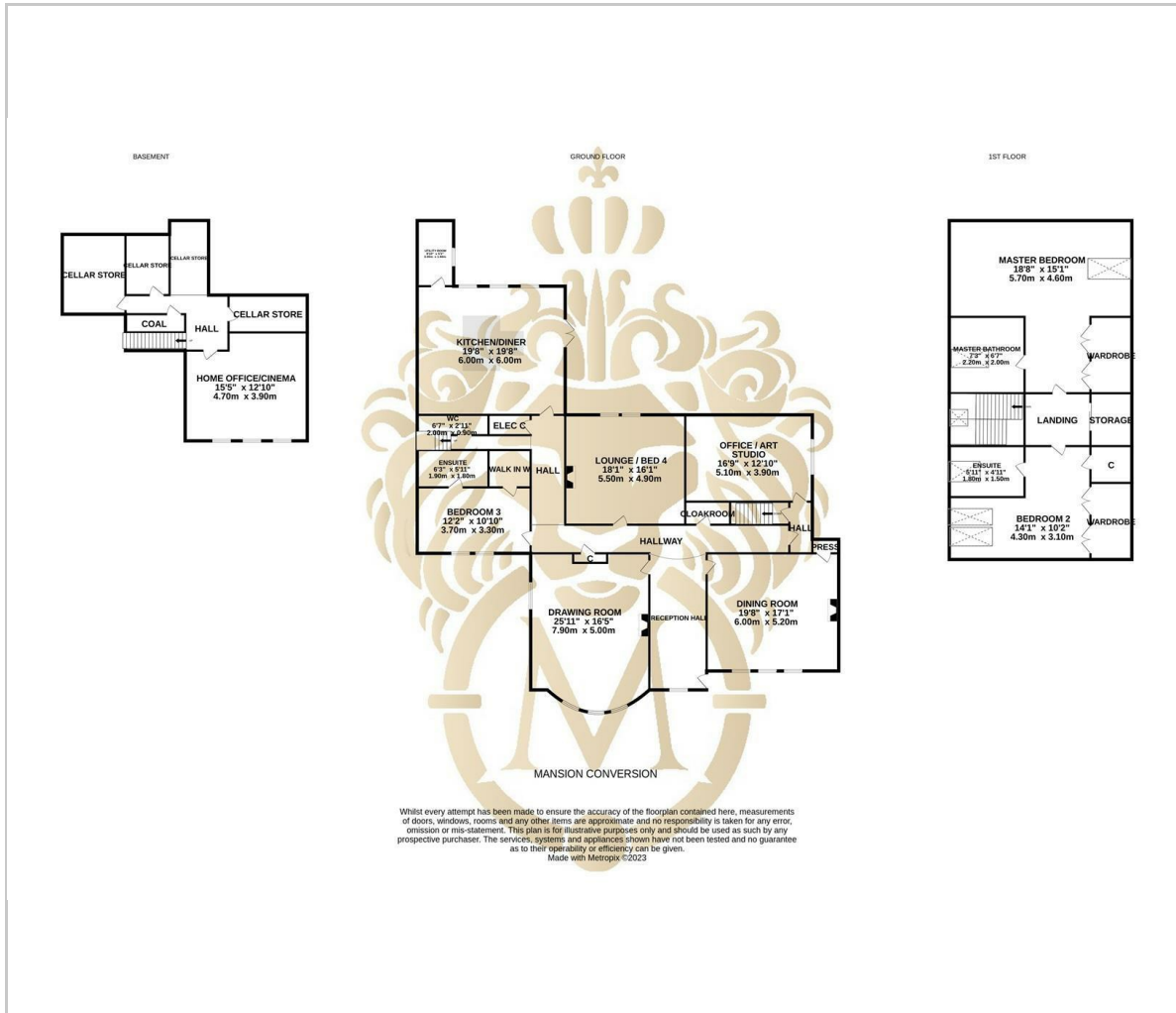
Outside, this magnificent home benefits from garage, abundant private parking & incredible child & pet friendly front & rear landscaped garden grounds which are ideal for outdoor entertaining.

This is without a doubt one of the Ayrshire's most unique & prestigious properties.

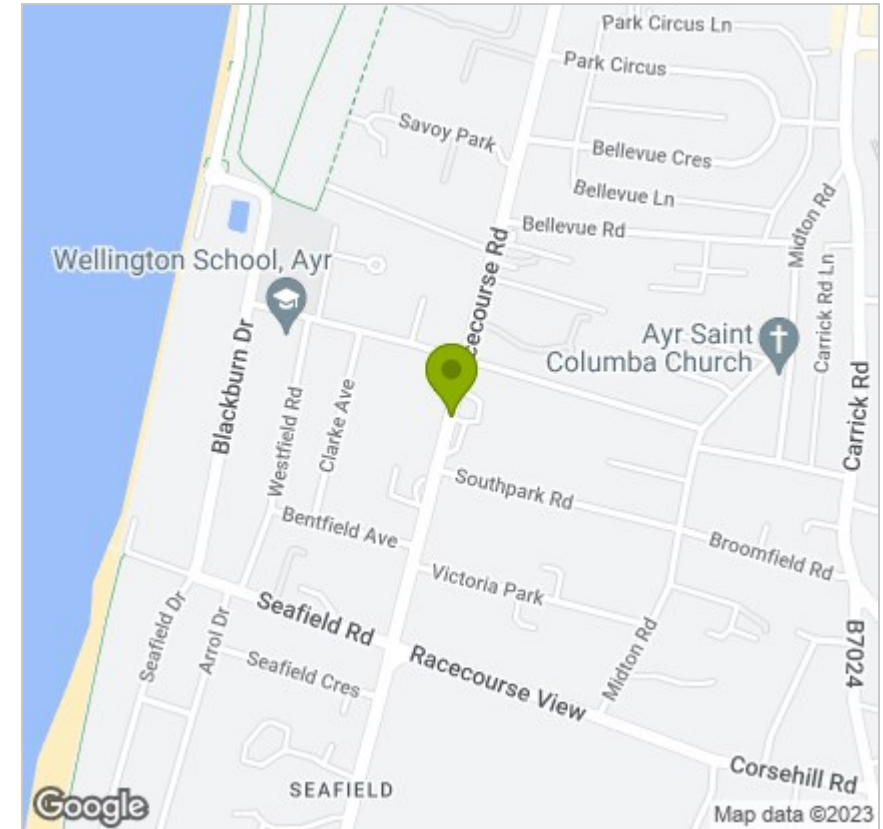
Its WOW factor will surely delight many prospective purchasers throughout the market.

Early viewing is highly advised!

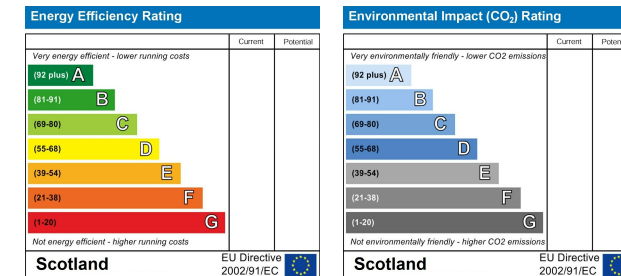
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

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