



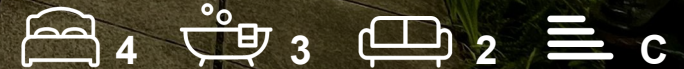
MONTGREENAN
PROPERTY GROUP



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Coming Soon.
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Charlotte House 32c Charlotte Street
Ayr, KA7 1EA

Offers in excess of £325,000



Charlotte House 32c Charlotte Ayr, KA7 1EA

Montgreenan Property Group are absolutely delighted to present to the market Charlotte House, Charlotte Street, Ayr.

A super striking & truly exceptional 4 bedroom traditional link-detached period sandstone character home with gated mono-block driveway & enclosed landscaped garden, situated moments from Ayr town centre, picturesque seafront & all local amenities.

Presented to the market in immaculate condition throughout & offering spacious & flexible family accommodation over two levels (circa 1600 sqft), it is our opinion this particular property will suit a wide range of potential purchasers. Particularly families in search of their "forever" home within a seaside amenity rich locale.

Located within a stone's throw of the beach, this handsome property comprises; welcoming entrance vestibule with cloakroom cupboard off, beautiful reception hallway with feature staircase & modern WC off, generous 23ft open plan formal sitting / dining room with feature fireplace & patio doors, family room / 4th bedroom plus stylish fitted kitchen with integrated appliances, dining area & door access onto the rear patio.

An attractive staircase rises to the first floor which hosts a utility room, three double bedrooms, master with modern en-suite shower room plus a luxurious & recently upgraded family bathroom





with bath & shower over.

The property is complete with gas central heating, double glazing & high quality floor & window coverings throughout.

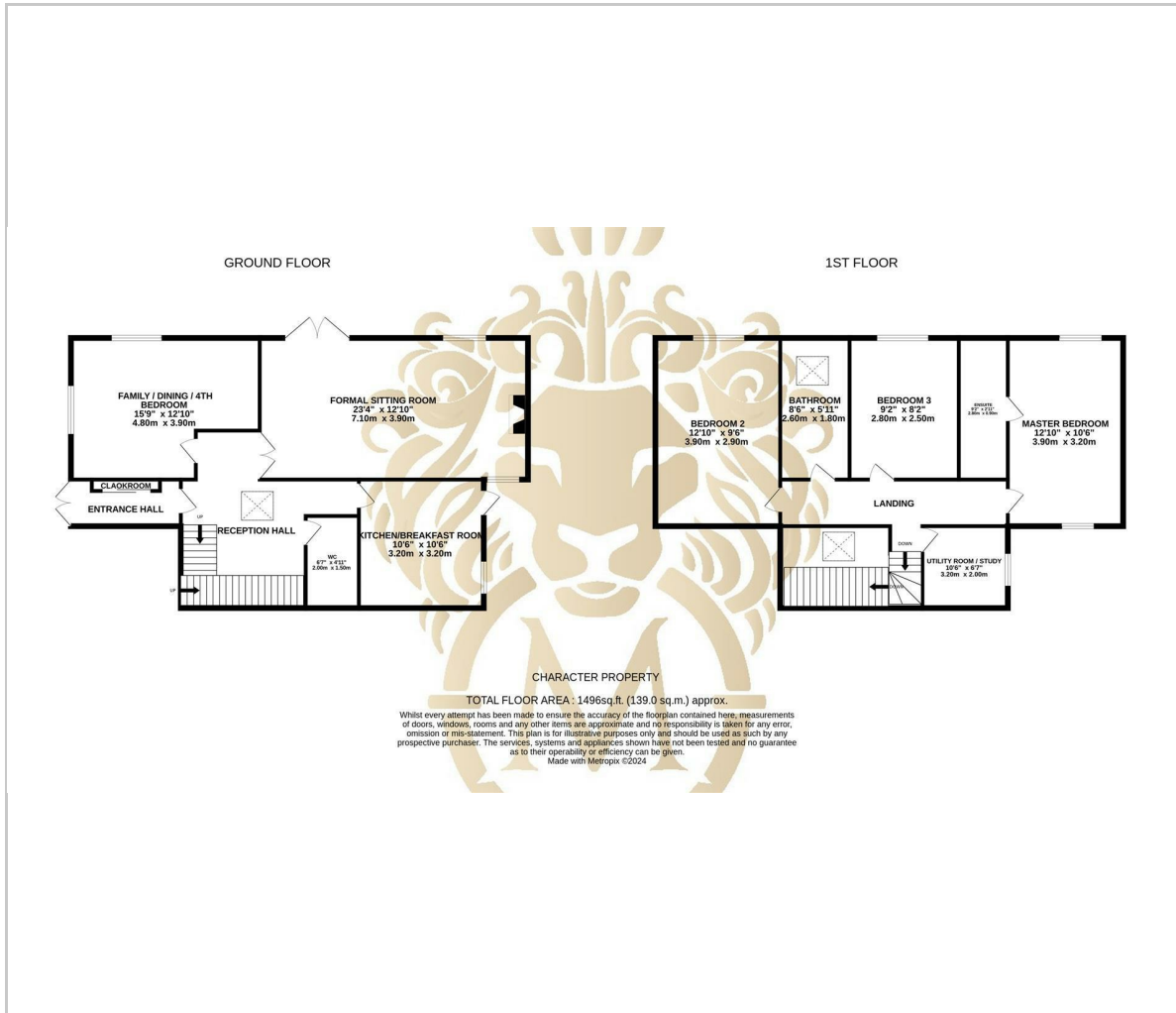
Externally to the front there is a substantial gated mono-block driveway providing secure off street parking for several vehicles, an area of decorative chips, seasonal pots & planters, variety of mature shrubs, patio pathways plus a lovely secluded patio which is perfect for outdoor entertaining, summer BBQ's & alfresco dining.

Demand for properties within this exclusive seaside location remains extremely high.

Early viewing is fundamental to fully appreciate this beautiful property & it's prime setting.

Home Report £360,000

Floor Plan

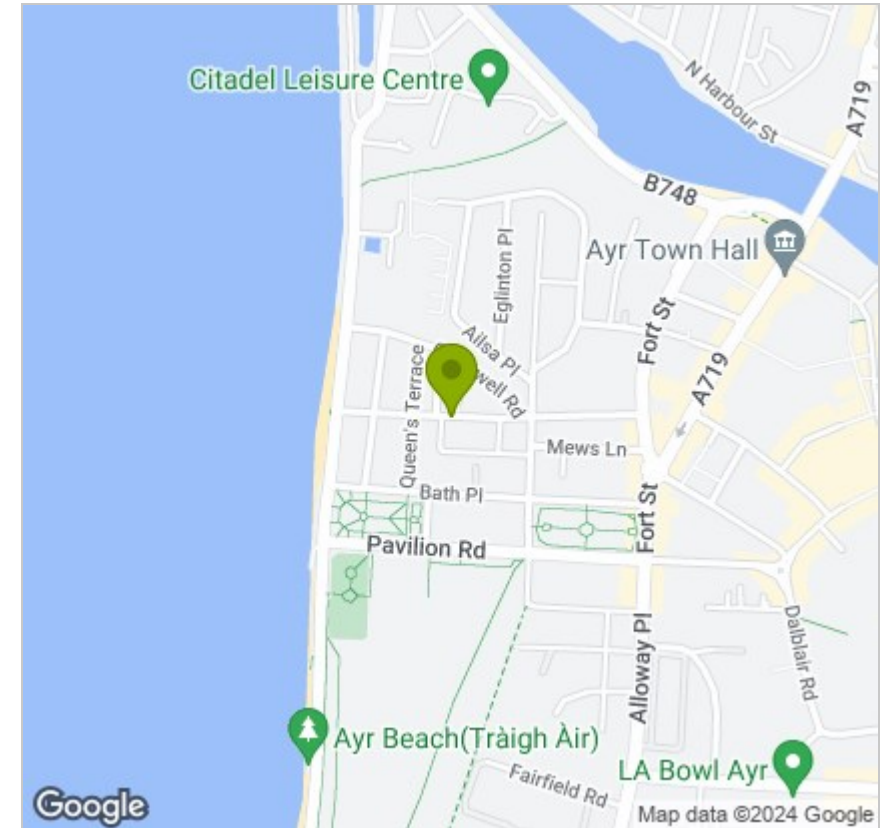


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

