



MONTGREENAN
PROPERTY GROUP



28 Bellevale Avenue
Ayr, KA7 2RP

Offers in excess of £260,000



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Montgreenan Property Group are absolutely delighted to present to the market 28 Bellevale Avenue, Ayr.

A stylish, modern & beautifully presented two bedroom semi detached bungalow with sleek open plan kitchen / living / dining occupying a fantastic south westerly facing plot with private driveway and landscaped garden grounds.

Ideally formed on the lateral ground floor level & located within walking distance of Ayr town centre, Corsehill, Belleisle & Rozelle country parks, as well as the seafront, it is our opinion this particular property will suit a vast array of potential purchasers. Particularly those clients downsizing looking to retain well proportioned apartments within an exclusive, well connected & amenity rich locale.

In summary, the subjects comprise; entrance vestibule, welcoming reception hall, bright & spacious front facing lounge with feature fireplace & bay window, stunning open plan dining kitchen with integrated appliances, breakfasting bar with stools with utility room off & patio doors leading onto the south west facing rear garden.

There are two excellent well proportioned double bedrooms plus a very luxurious shower room.

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

Externally there is a large driveway to





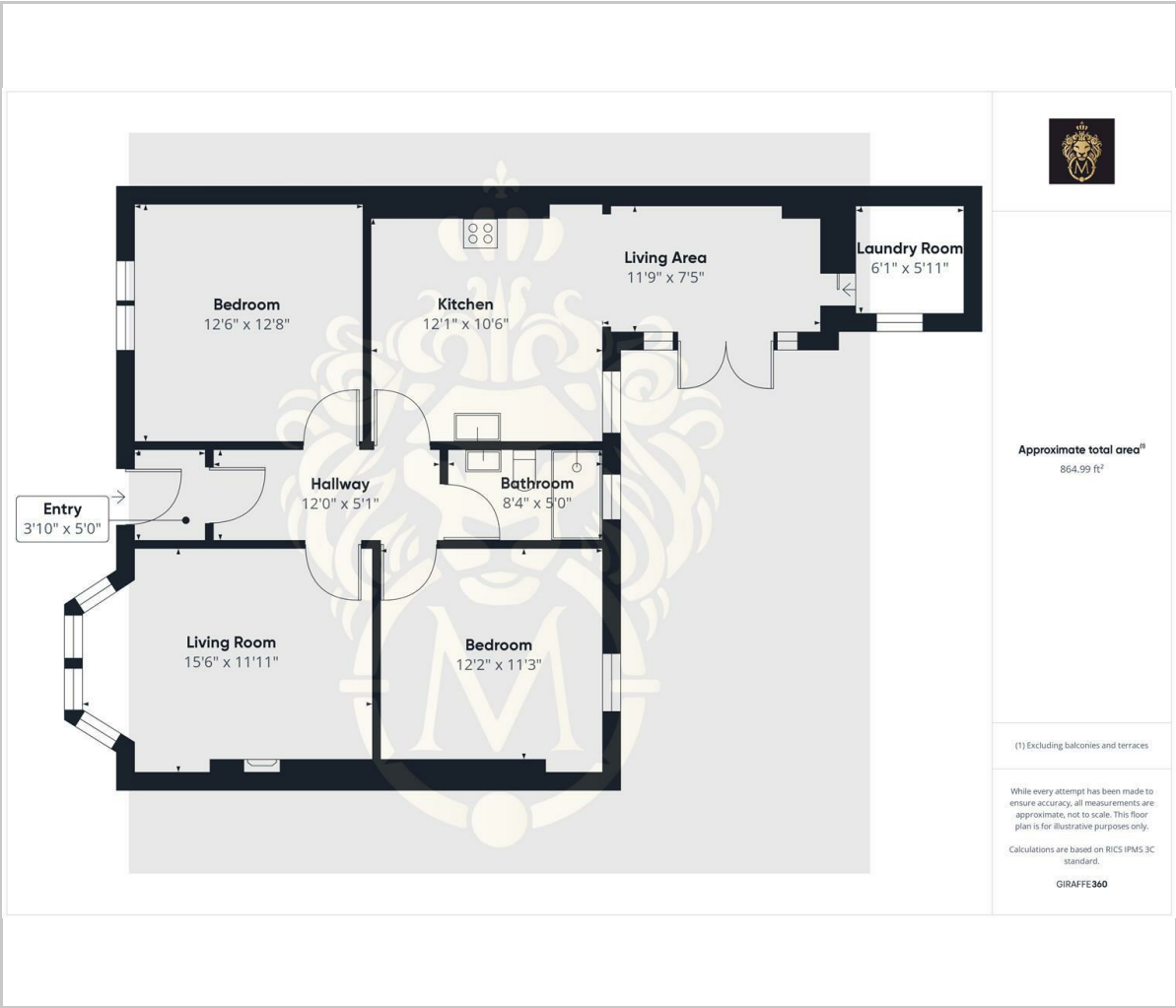
the front providing secure off street parking. Further enhancing this extremely desirable home is the fully enclosed child / pet friendly rear garden which enjoys a sunny south westerly orientation and a degree of privacy. There is an area of lawn, mature shrubs, well stocked borders plus a raised patio which is perfect for outdoor entertaining & summer BBQ's.

Demand for bungalows within this sought after location remains extremely high, therefore early viewing is highly recommended.

Home Report Value - £265,000



Floor Plan

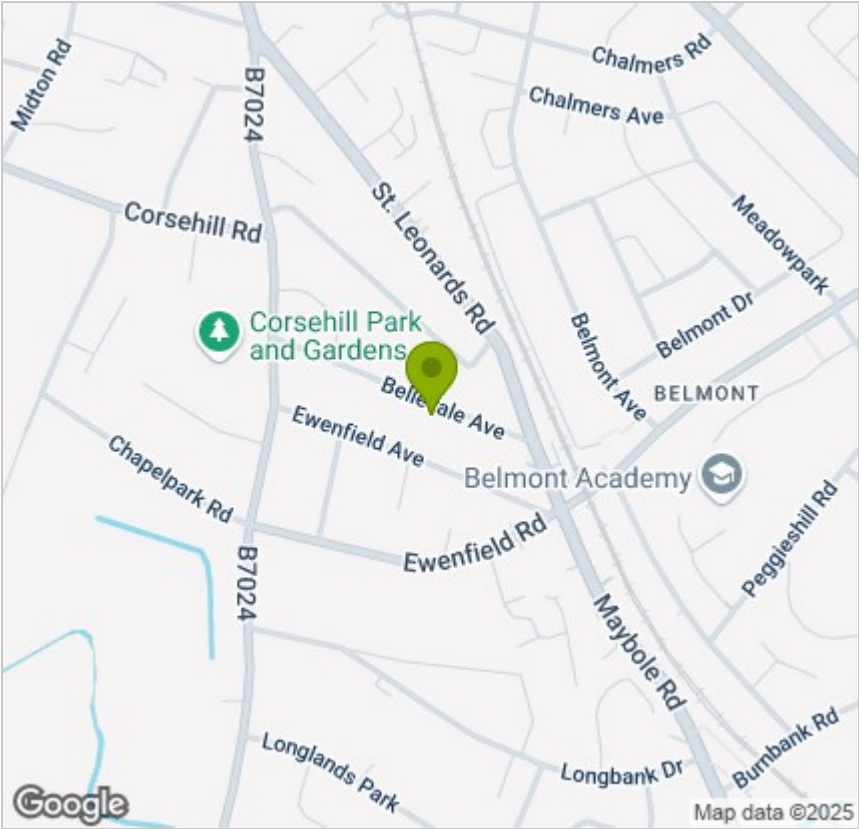


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

