



MONTGREENAN
PROPERTY GROUP



18 Union Avenue
Ayr, KA8 9AS

Offers in excess of £230,000



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Montgreenan Property Group are honoured to present 18 Union Avenue, Ayr. A truly beautiful period cottage, thoughtfully extended to create an exceptional family home where character & modern living combine effortlessly. Finished to an excellent standard throughout, this three-bedroom property offers generous proportions, stylish interiors & the kind of flow that makes both everyday living & entertaining a pleasure.

The accommodation begins with a welcoming entrance leading to a formal sitting room of real distinction, showcasing double-height ceilings, intricate cornicing, ceiling rose, a bay window & a log-burning stove.

A separate family room, also with a log burner, connects seamlessly to the home's impressive extension - the undeniable hub of the property. Here, a vast open-plan kitchen, living & dining space delivers the ultimate wow factor, with bi-fold doors opening directly to the garden & flooding the room with natural light.

Upstairs, the master bedroom benefits from a walk-in wardrobe & private WC, while two further double bedrooms offer comfort & flexibility for family, guests or home working.

Externally, the south-facing garden is a highlight in its own right: fully enclosed, child & pet friendly, & designed for both relaxation & entertaining. Multiple seating areas provide the perfect setting for alfresco dining or evening





aperitivo, while a decked terrace flows from the kitchen to the lawn. A summer house with power offers excellent versatility, ideal as a home office, studio or garden retreat.

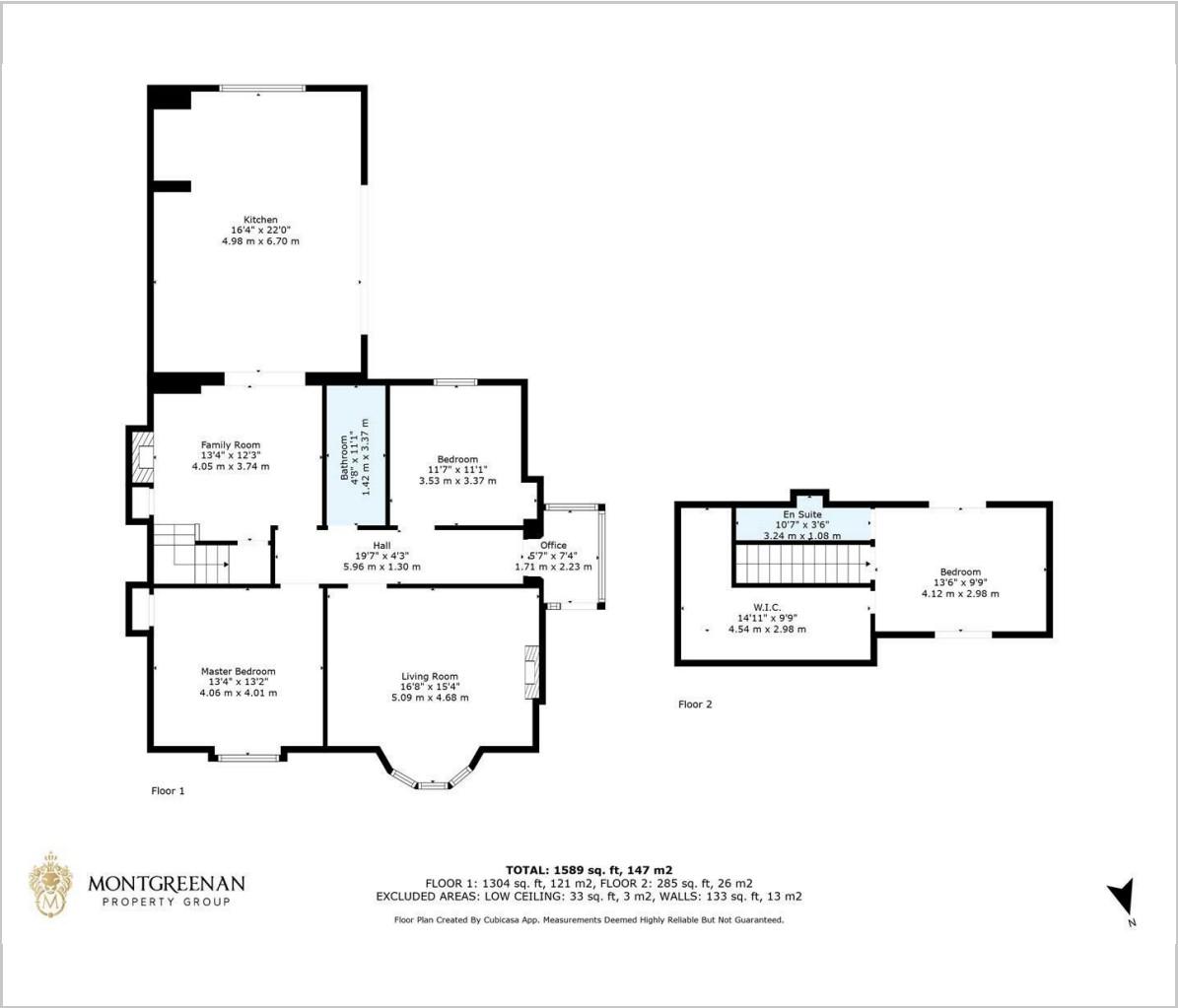
Set in the popular Union Avenue, close to local amenities, schools & transport links, this is a home that balances period charm with contemporary style in a highly sought-after Ayr location.

With its exceptional extension, elegant interiors & beautiful garden, 18 Union Avenue is a property of rare quality, offering one very lucky family a forever home of true distinction.

Home Report Value £240,000



Floor Plan

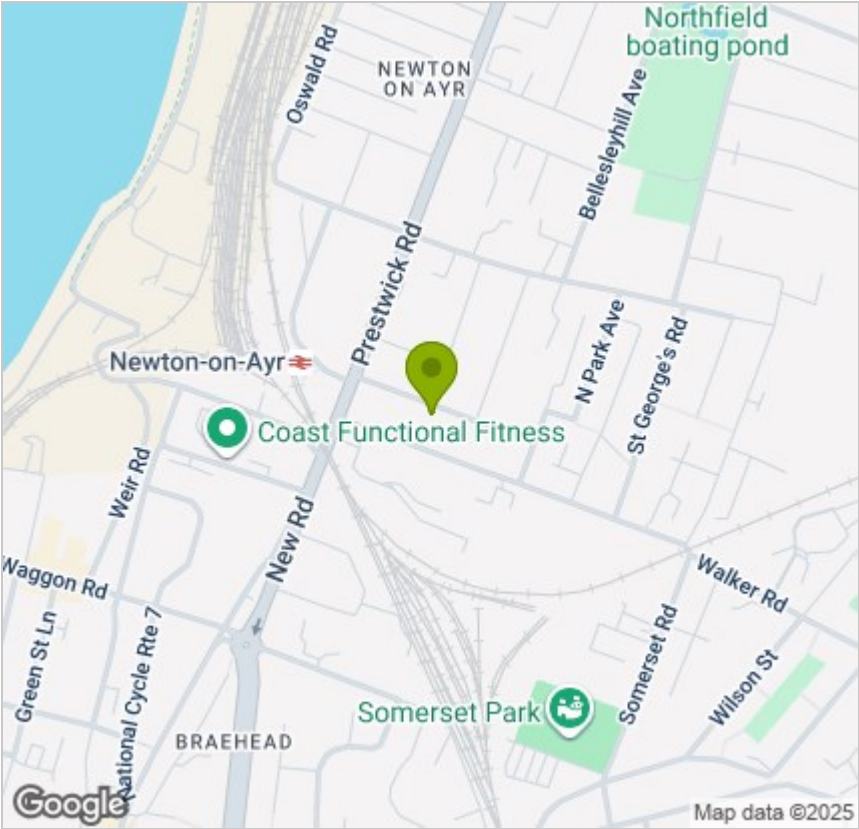


Viewing

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.

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Area Map



Energy Efficiency Graph

