



MONTGREENAN
PROPERTY GROUP



2 Lamford Drive
Ayr, KA7 4DE

Offers in excess of £335,000



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Montgreenan Property Group are absolutely delighted to present to the market 2 Lamford Drive, Doonbank.

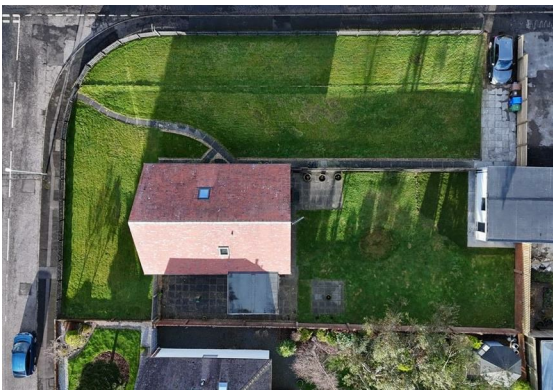
A beautiful & newly decorated modern 4 bedroom 2 bathroom detached family villa with vast free flowing entertaining space, phenomenal garden grounds, garage & private driveway.

This super striking property sits on a magnificently commanding corner plot, has been considerably upgraded throughout by the current vendor & presents a rare opportunity to obtain a wonderful home within the exclusive & highly sought after Doonbank region of Doonfoot.

It's style, excellent layout & fantastic location are sure to delight a vast array of purchasers throughout the market.

Particularly families who are looking for their "forever home" conveniently zoned for renowned Doonfoot Primary & Wellington School. With the plot size being so extensive, there is plenty of space & scope in which to extend if required. *Subject to the relevant planning consents.*

The flexible accommodation comprises; porch, welcoming reception hallway with modern 4 piece bathroom off, extensive sitting / dining room with triple aspect, large double bedroom with sliding doors onto the garden, fitted contemporary kitchen & a bright sunroom.





The first floor hosts; landing, WC, large storage cupboard, two very well proportioned double bedrooms & bedroom 4 / study / nursery.

Further benefits include; double glazing, gas central heating & excellent storage throughout.

Externally, the property sits on a beautifully commanding manicured corner plot. There is a detached garage plus private driveway & Electric Vehicle charging point making parking for several vehicles a breeze.

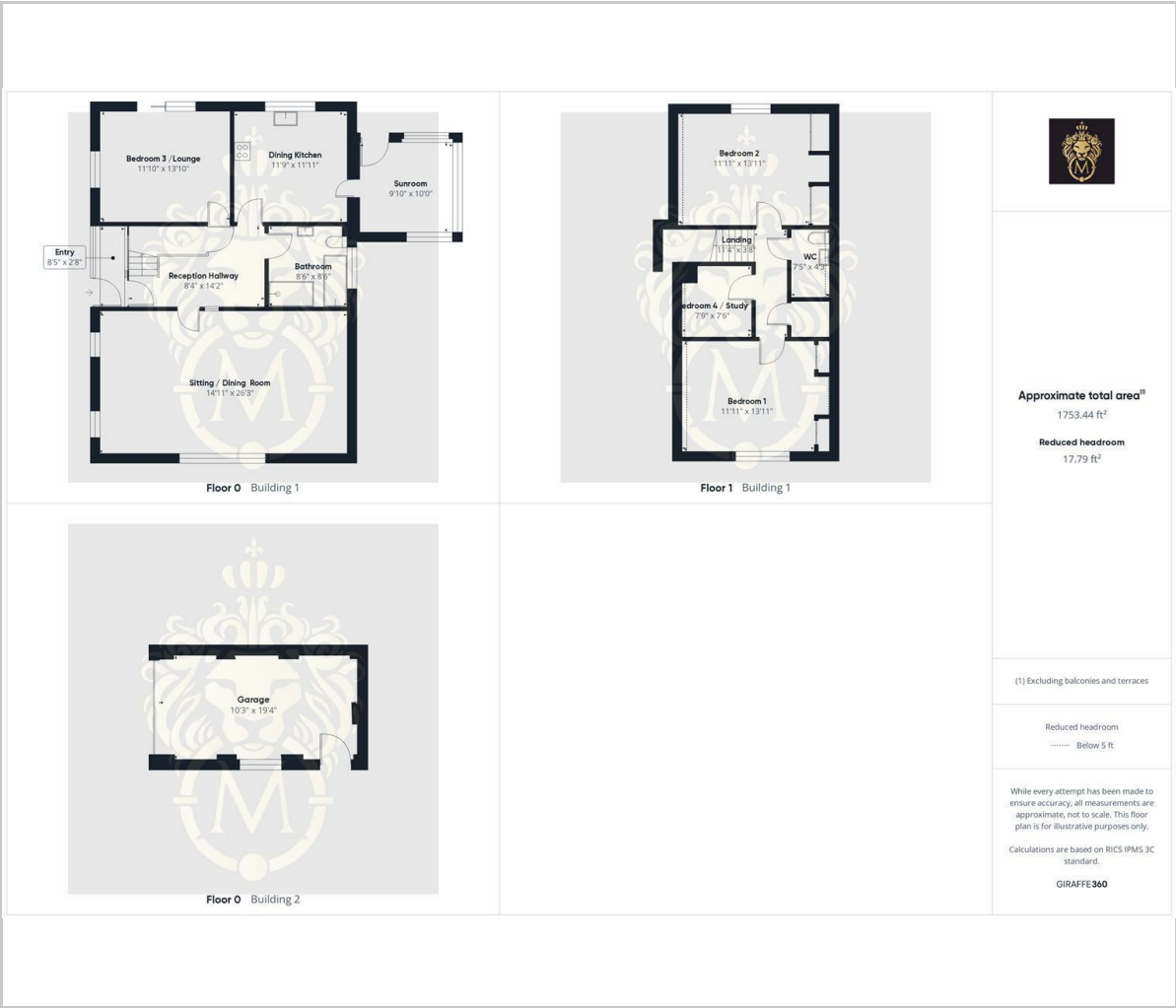
Of particular note are the vast garden grounds. They host a variety of seating areas, are child & pet friendly & are perfect for outdoor entertaining.

Homes within this prestigious location are rare to market, to avoid disappointment early viewing is highly recommended!

Home Report Value £355,000.
Graham & Sibbald.



Floor Plan

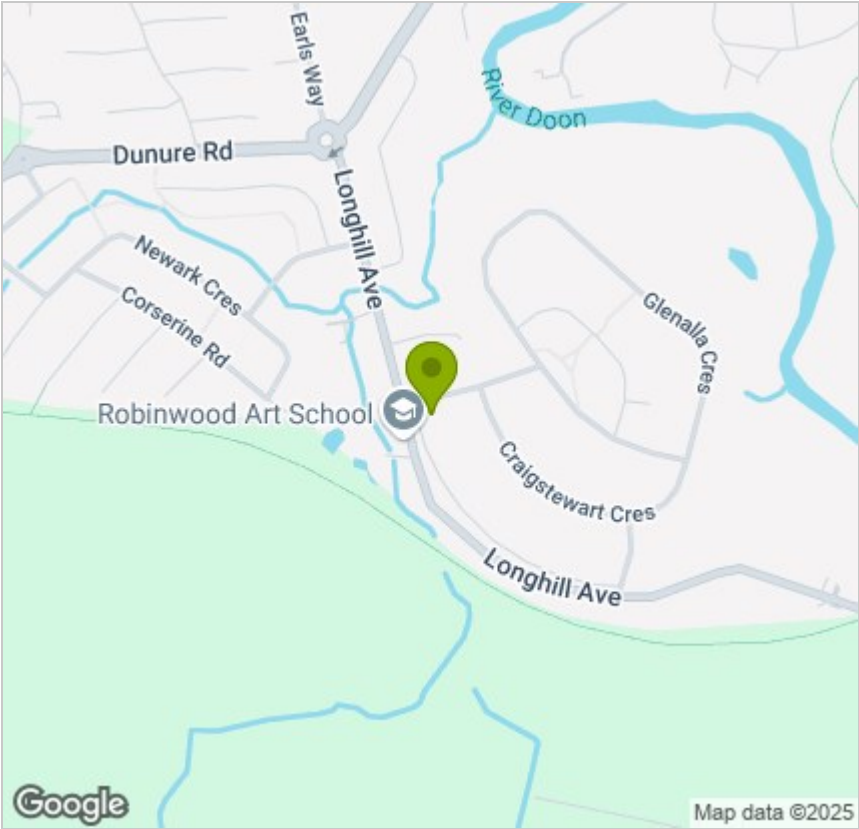


Viewing

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

