



**25 BELLEISLE DRIVE**

AYR

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c o r u m





5 | BEDROOMS

4 | BATHROOMS

4 | PUBLIC ROOMS

**A simply superb and substantial modern villa located within the 'Mansions', - an exclusive development of luxury detached homes located at Ayr Sea front. Number 25 enjoys outstanding sea views to the West over the Firth of Clyde towards Arran.**

The subjects are located less than 200 metres from the sea front and esplanade accessed via an attractive path with burn alongside. This substantial property has a very impressive design, luxurious fixtures and is one of the largest constructed with an internal floor area that extends to around 4500 sq.ft.

As the "Dalquarran" model is one of the largest available within the development it truly represents a unique opportunity to acquire a highly individual home within a first class sea front location that enjoys a flexible, and adaptable layout that would cater for the largest of families.

The house boasts a calm neutral decor and a superb range of quality features which include two external balconies, Poggenpohl designer kitchen with Miele appliances, Laufen bathrooms with Porcelanosa tiling, under-floor heating downstairs, radiator heating upstairs, solid oak flooring, intruder alarm, outside courtesy lighting, double integral garage, with remote controlled doors, and extensive garden with a separate home gym/office.

The property would particularly suit those clients seeking a modern property of considerable scale with the latest fixtures and fittings yet relatively low running costs. It has impressive dimensions and ceiling heights which really accentuate the feeling of space whilst all bedrooms have built in storage facilities.

In more detail, the ground floor comprises entrance vestibule, grand reception hall with feature staircase, cloakroom/WC, formal sitting room with box bay window and feature fireplace with gas fire, formal dining room with box bay window, family/TV room with patio doors, fully fitted designer kitchen with separate dining area and patio doors to the garden, utility room with Miele appliances. There is access to the integral garage from the reception hall.

Upstairs a fabulous galleried upper landing provides private access to five double bedrooms and a home office/study with its own balcony. The master bedroom suite also has its own private balcony, an en-suite bathroom and walk-in dressing room. Two further bedrooms have en-suite shower rooms and there is a separate family bathroom. The property is double glazed and has gas fired central heating.

Outside there are professionally landscaped gardens which include a large mono-bloc drive which provides hard standing for multiple vehicles and access to a double integral garage. There are extensive lawns which are south facing to the rear and enclosed by a wooden ranch style fence. There is a large area cordoned off as a dog run which also provides access to a separate home gymnasium/office. There are paved areas to the external access doors.









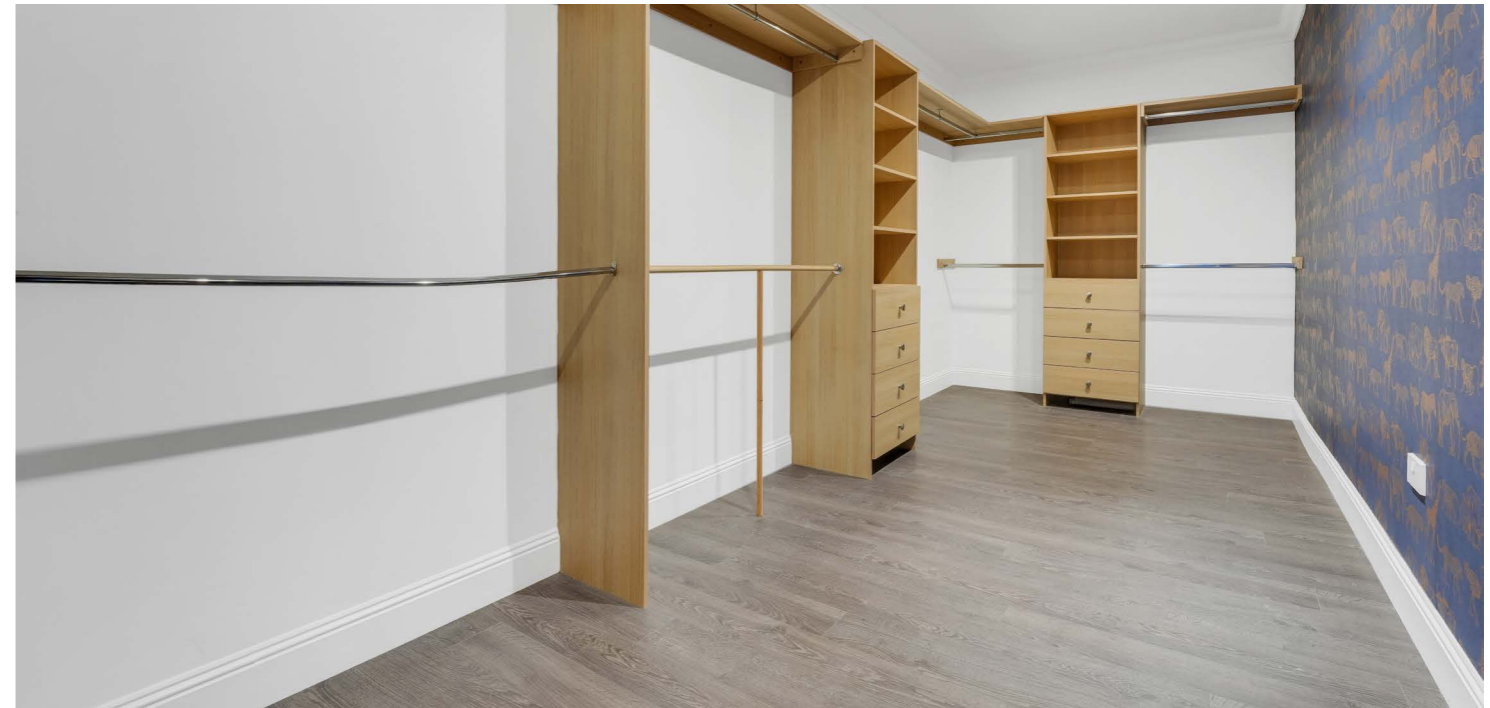
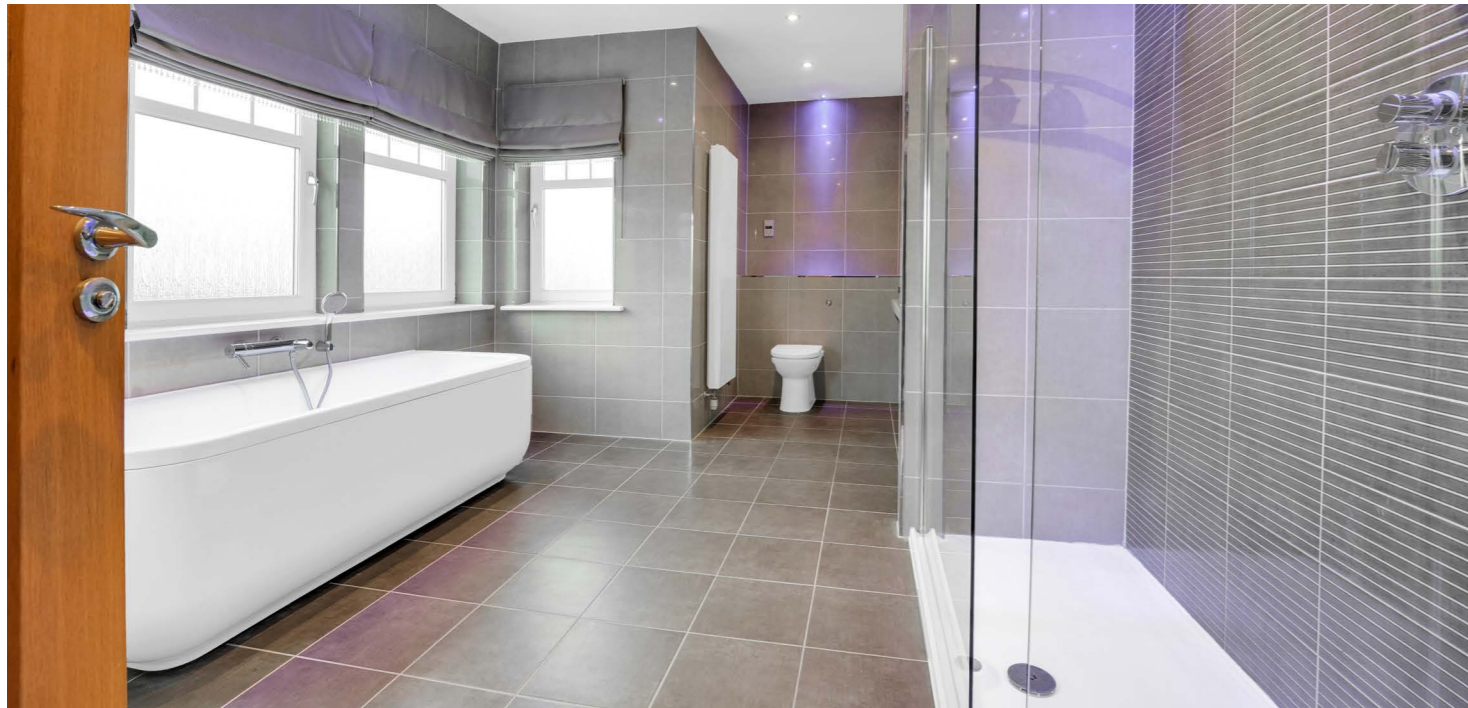












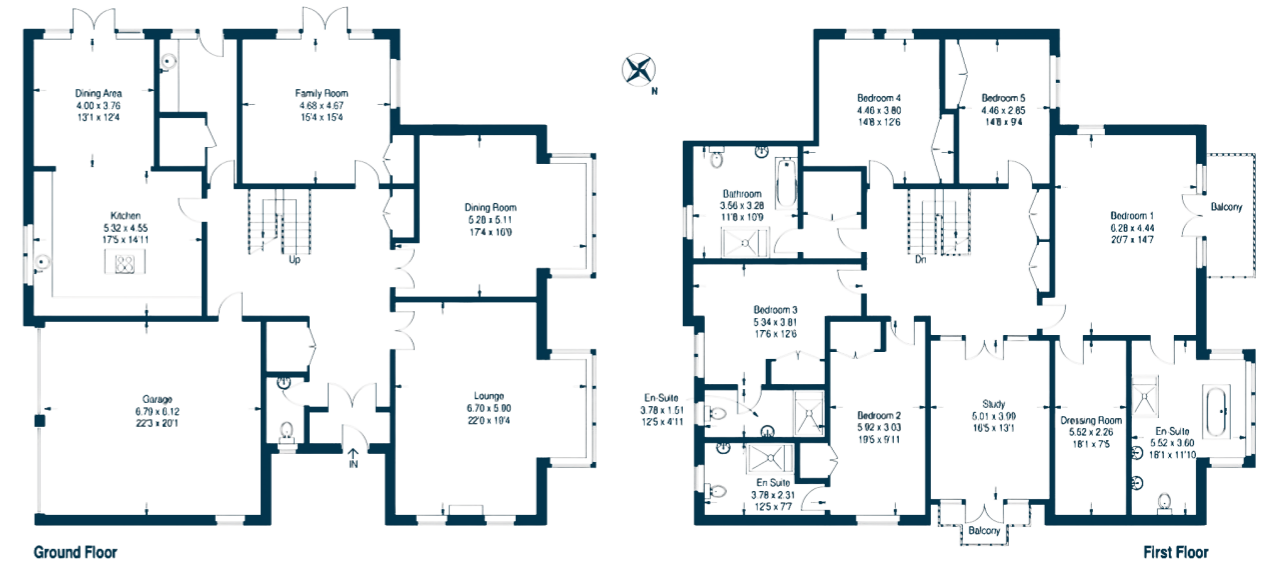












Ayrshire has considerable appeal and is renowned for its natural beauty. The busy market town offers a wide range of retail shops and fine restaurants combined with Championship golf courses at Turnberry and Royal Troon, as well as nine municipal courses. There are sailing opportunities, a leading racecourse, thriving cricket and rugby clubs as well as many places of historical interest and a stunning coastline to explore.

The cosmopolitan attractions of Glasgow, with the curiosities of the West End, City Centre, and leading Arts organisations, such as Scottish Opera and Scottish Ballet, are only 36 miles by road to Glasgow city centre.

**AY4473** | Sat Nav: 25 Belleisle Drive, Ayr, KA7 4BN

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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