



**12 SPRINGVALE ROAD**

AYR

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**4 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**An immediately engaging and deceptively spacious four-bedroom traditional semi-detached villa conveniently located at the fringe of Ayr town centre.**

This utterly charming family home is set in lovely gardens and occupies a quiet position tucked away within one of Ayr's finest residential areas within walking distance of the town centre and a little further to the sea front.

The property retains significant character, and much credit must go to the present owners who have improved the property immeasurably by adding a lovely shaker style kitchen and en suite shower room. The decor is stylish and neutral whilst the modern specification adds convenience without compromising the integrity of the original house.

The focal point of the house is an open plan traditional Shaker style kitchen which is open plan to a spacious dining/family room. There is a superb formal lounge with log burning stove and a downstairs double bedroom with en suite shower room.

In more detail, the accommodation comprises entrance vestibule, broad reception hall, WC, formal lounge, fabulous open plan kitchen/dining room, office/tv room, downstairs double bedroom with en suite shower room.

Upstairs there are three bedrooms and a family bathroom. The property has double glazing and gas fired central heating. The interior decor is finished in calm neutral tones which perfectly complement the age and character of this delightful property

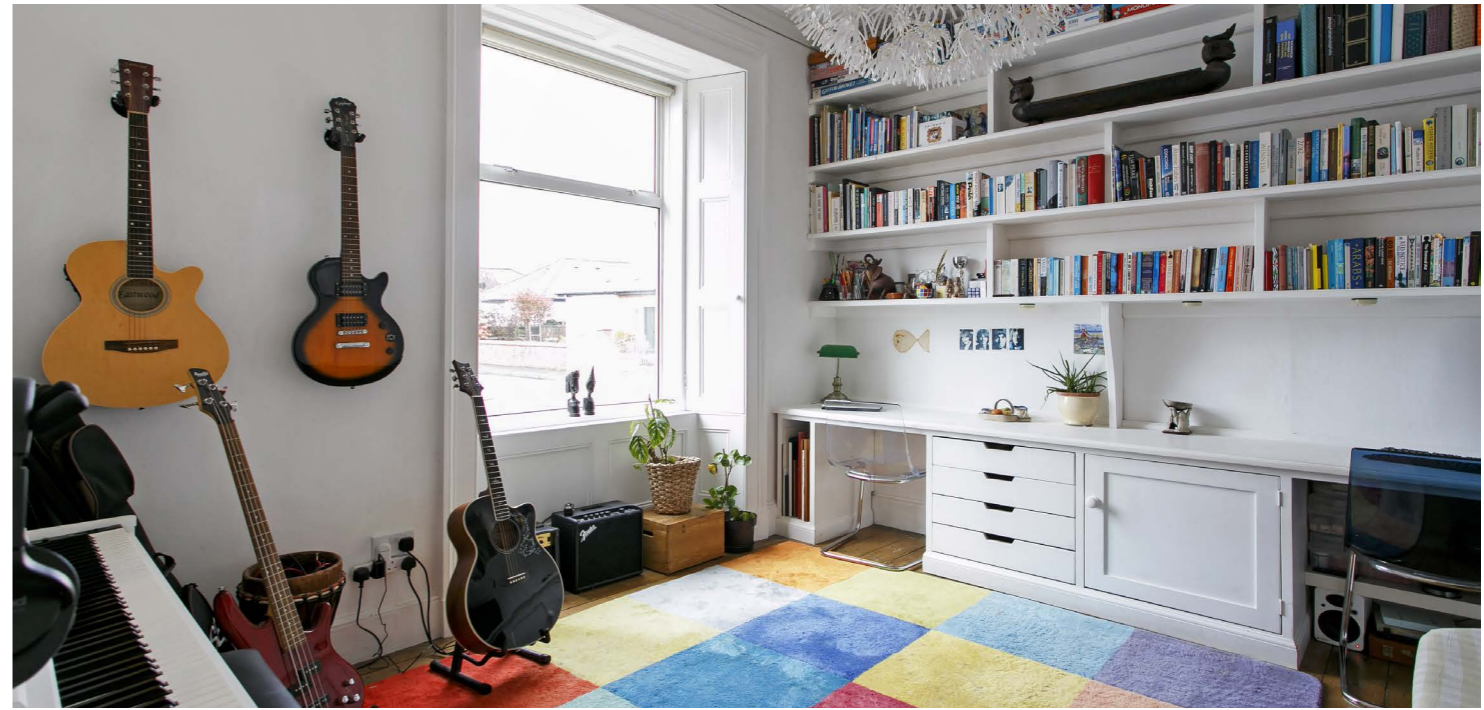
Outside, the sheltered gardens are without doubt a key feature of the house. There is a private chipped driveway to the side which provides hard standing parking for two vehicles. The rear garden is sheltered and enclosed with level lawn, shrubby border, paved patio with its own outdoor pizza oven and a useful brick-built outhouse.

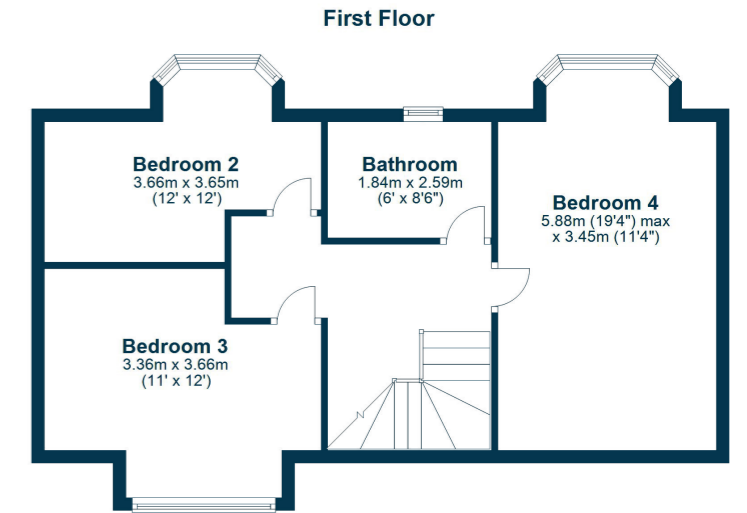
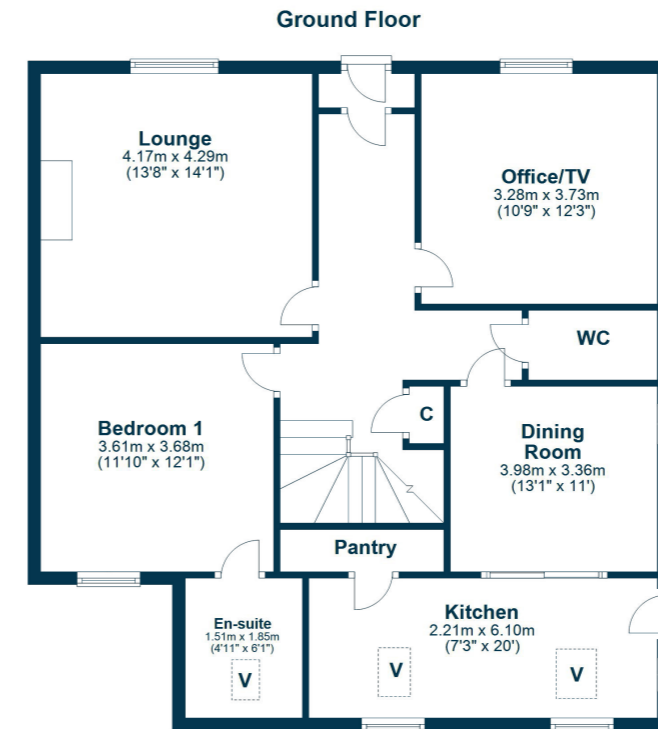












Springvale Road is within walking distance of Ayr town centre where there is access to a wide range of a comprehensive range of amenities including main line rail and bus stations, retail outlets, cosmopolitan bars, cafes and restaurants.

**AY4861** | Sat Nav: 12 Springvale Road, Ayr, KA7 2SH

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





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