

4
LONGBANK ROAD

AYR



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5 | BEDROOMS
2 | BATHROOMS
4 | PUBLIC ROOMS

A distinctive and substantial five bedroom detached house set in around an acre of spectacular south facing mature gardens and situated a short distance from Belleisle and Rozelle Parks.

The subjects offer a high degree of privacy and represent a rare opportunity to acquire a significant property with accommodation that extends to around 3500 sq ft across two levels. Constructed circa 1924 the house faces directly south with delightful aspects over superb landscaped gardens.

There are three reception rooms and five bedrooms as well as a home office, sun room and a floored attic area that runs the full length of the house. In more detail - entrance vestibule ,cloaks/WC, reception hall, formal lounge, dining room, family room, snug, sun porch and fitted kitchen.

Upstairs a spacious upper landing provides access to five double bedrooms, a home office and a useful laundry room. The principal bedroom has fitted wardrobes, and an en suite bathroom. There is a separate family bathroom. The property is double glazed and has a gas fired central heating system.

In addition, there is a large floored loft area which runs the full length of the house and is accessed from the upper landing via a traditional wooden Slingsby ladder. The area provides excellent potential for further development subject to local planning consents,

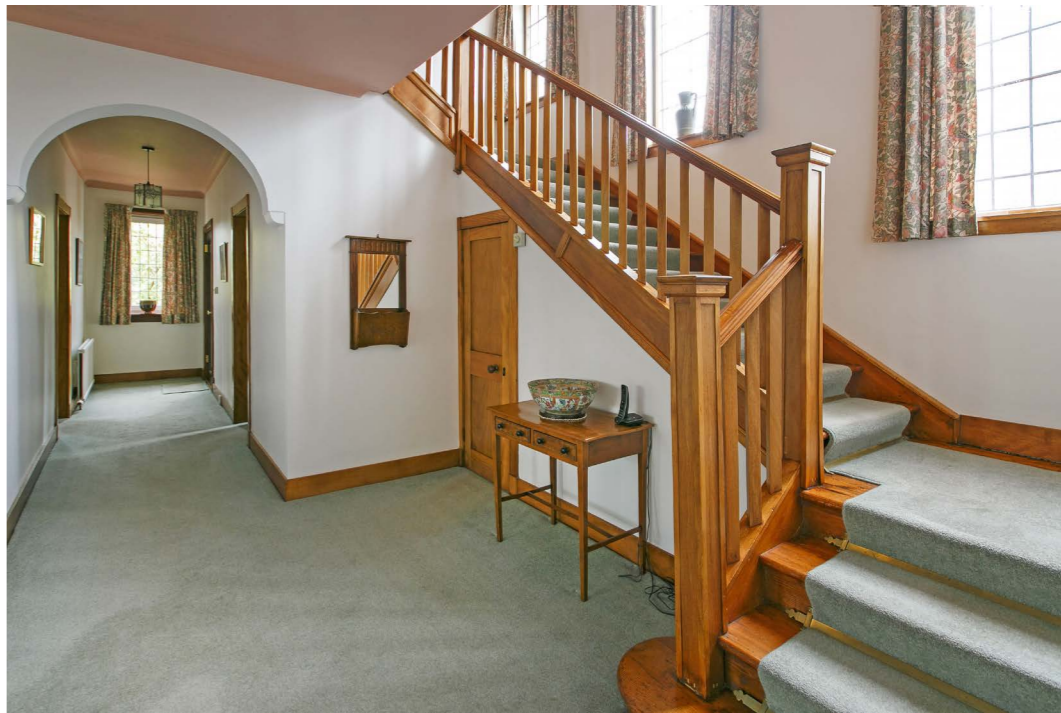
Outside the extensive gardens are without doubt a key feature of the property. The front garden is beautifully laid out across two levels and enjoys direct southerly aspects. There is a large pond, various landscaped areas, sweeping lawns and wide array of specimen, trees, and shrubs. There are further gardens to the rear of the house which are separated by two driveways, one of which provides access to a tandem double garage.













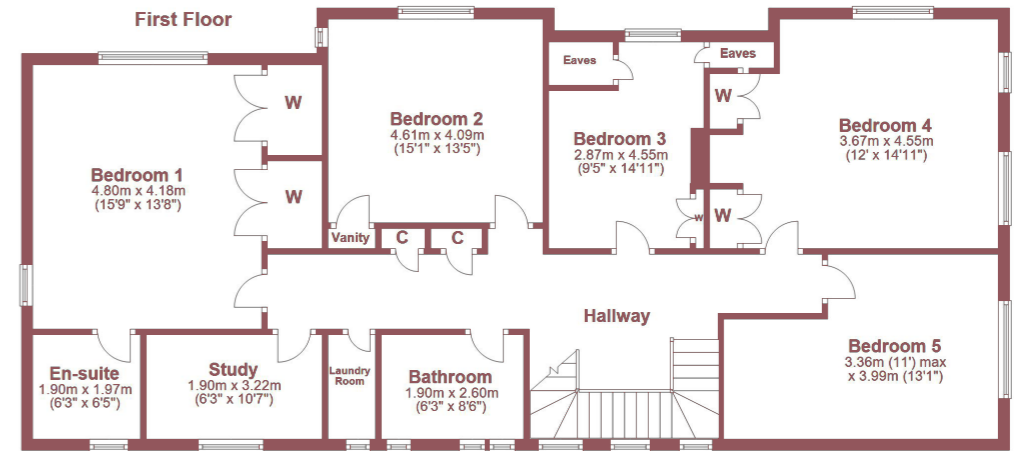
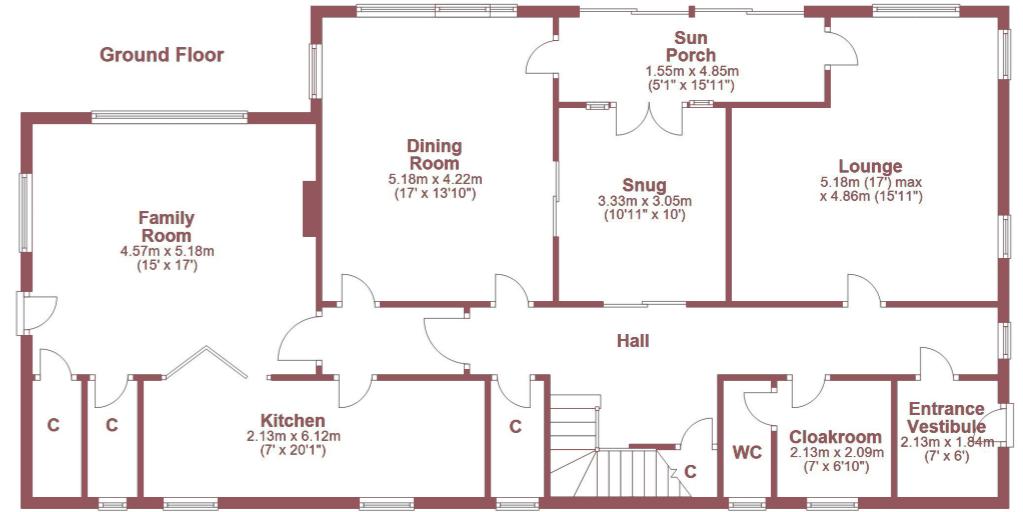












Local Area

Longbank Road is a first class residential area located a short distance from both Belleisle and Rozelle Parks as well as Ayr town centre which offers a comprehensive range of supermarket and retail shopping, transport and recreational amenities.

There are primary and secondary schools within a short distance, independent schooling at nearby Wellington School. There are a wide range of sporting facilities at Cambusdoon Sports Club and Ayr Rugby Club in Alloway. Ayr sea front and esplanade are also within walking distance.

AY4827 | Sat Nav: 4 Longbank Road, Ayr, KA7 4SA

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







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