



**28 CUMBRAE DRIVE**

DOONFOOT

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**5 | BEDROOMS**

**3 | BATHROOMS**

**2 | PUBLIC ROOMS**

**In show home condition, complete with a garage conversion as well as a ground floor shower, Number 28 Cumbrae Drive is an executive 5 bedroom detached villa by MacTaggart & Mickel with fully enclosed, private, landscaped gardens, and an excellent level of fixtures and fittings throughout.**

Number 28 is a stunning modern detached villa perfectly suited to the family market and situated on an excellent plot with a generous, landscaped and fully enclosed rear garden. Particular mention should be made of the open plan kitchen/dining room with a door leading to the rear garden as well as double sliding doors opening through to the lounge - an exceptional space for both relaxing and entertaining and a thoughtful design for modern living.

The property provides all the features and benefits of a brand new home including a stylish fitted kitchen with a suite of integrated appliances, luxury sanitary ware, gas central heating, a utility/wc/shower room, quality floor coverings, double glazing and neutral decoration.

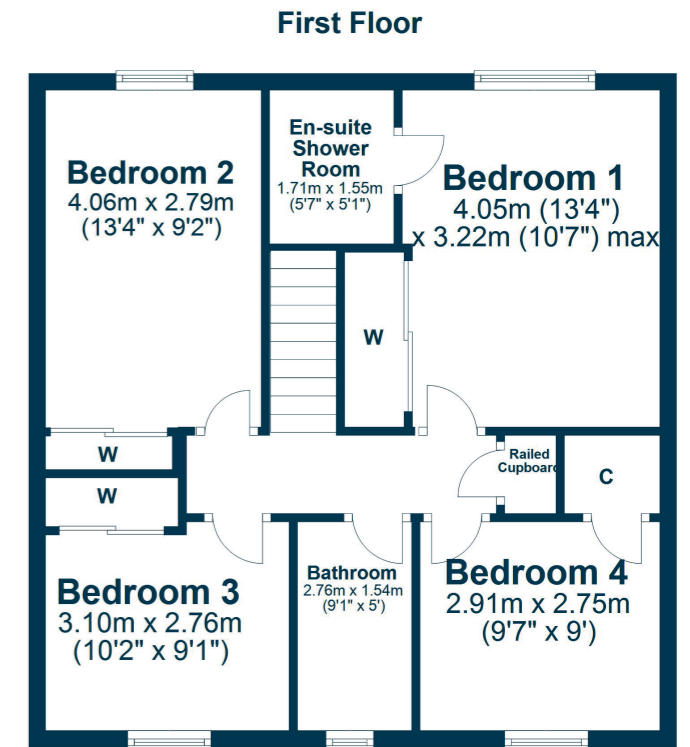
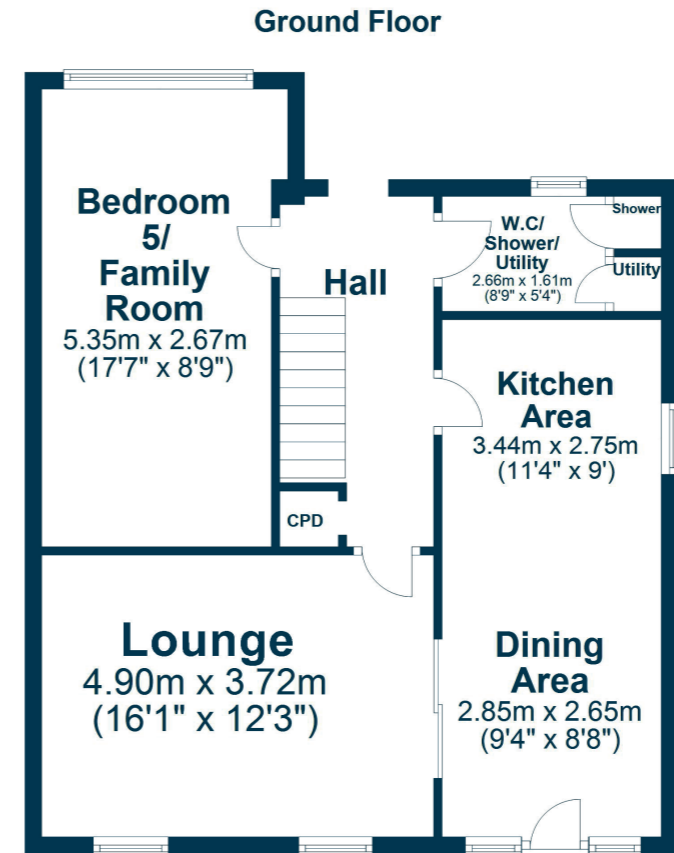
In summary, the accommodation extends to, on the ground floor, a welcoming reception hallway with utility/wc/shower room off and a family room/bedroom 5, a rear facing lounge and open plan kitchen/dining room with sliding double doors to the lounge. Upstairs there are four bedrooms including a master with an upgraded three piece en-suite shower room. Completing the accommodation is a three piece family bathroom. Three of the four bedrooms feature fitted wardrobe space. Bedroom 4 has a generous storage cupboard.

Externally, the front garden is laid to lawn with adjacent double block paved driveway for off road parking. The generously proportioned and fully enclosed rear garden is also laid to lawn with perimeter fencing and patio area. The garden is a perfect place to relax in as this property is not overlooked at the rear. Early viewing is essential.









Cumrae Drive forms part of a stylish development by MacTaggart & Mickel within close proximity to the seafront and the highly regarded Doonfoot Primary School. There are a variety of local amenities within the immediate area while Ayr town centre is around three miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

**AY4874** | Sat Nav: 28 Cumrae Drive, Doonfoot, KA7 4GA

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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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