



**1 SHAWFIELD AVENUE**

AYR

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**4 | BEDROOMS**

**2 | BATHROOMS**

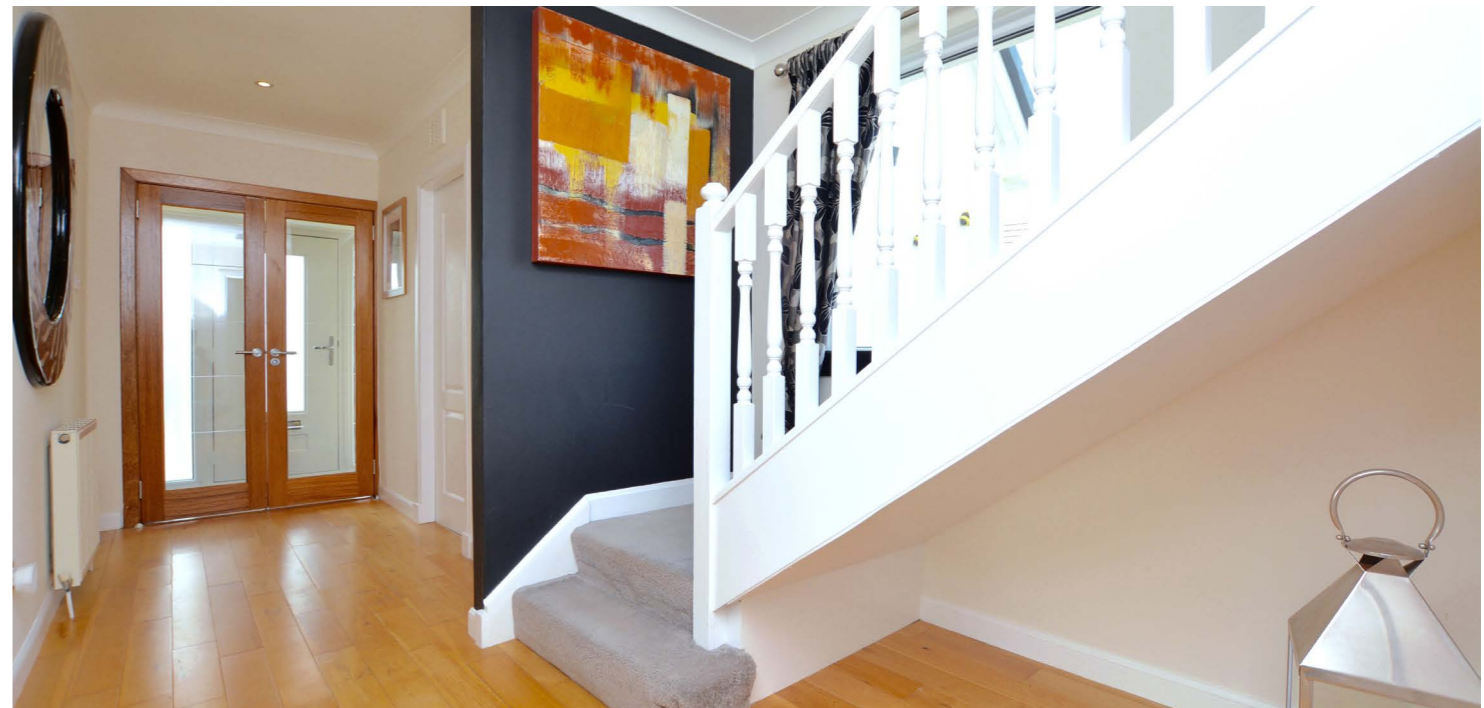
**2 | PUBLIC ROOMS**

**An impressive and immaculate detached chalet bungalow with a flexible layout of 6 principle apartments and set in generous, south westerly facing corner gardens.**

Number 1 is an impressive detached chalet bungalow which offers a stylish and flexible layout suited to a wide variety of potential purchasers particularly families. The apartments are well proportioned and features include a modern fitted kitchen with pantry, luxury sanitary ware with tiled four piece bathroom and separate shower room, quality floor coverings, double glazing, gas central heating with a 'Vaillant' boiler and excellent storage/fitted wardrobe space.

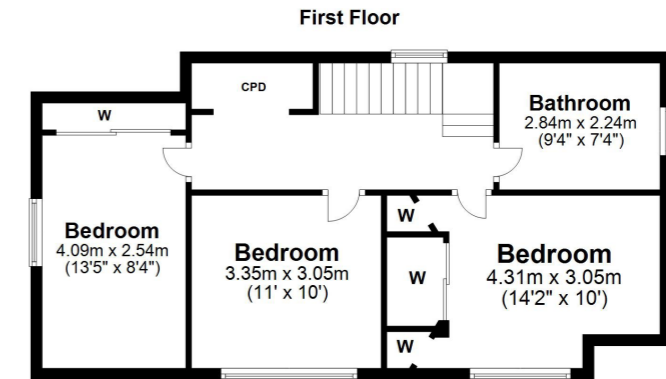
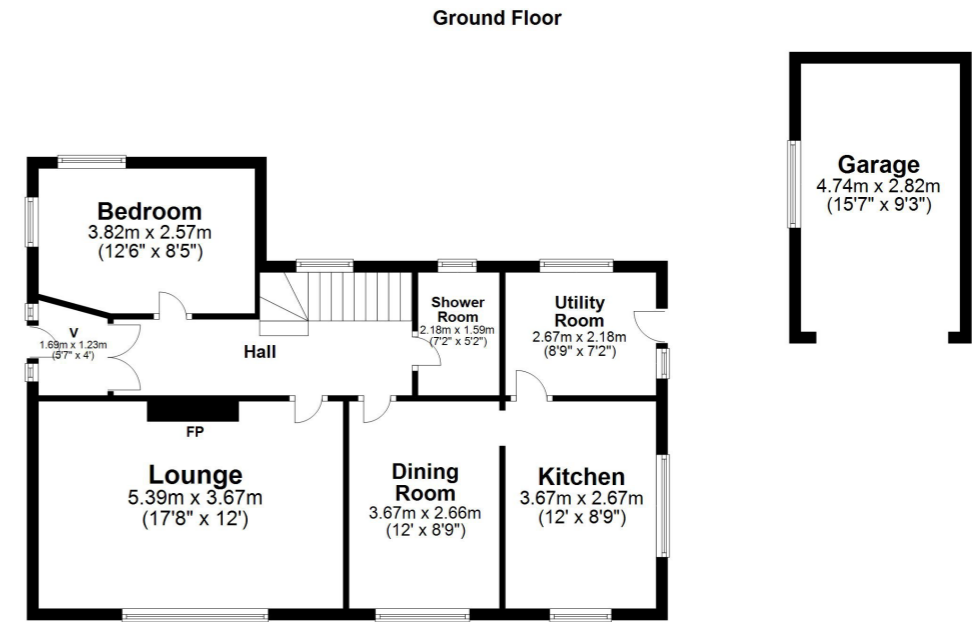
In summary the accommodation extends to, on the ground floor, an entrance vestibule, reception hallway, front facing lounge with feature Limestone fireplace, dining room, fitted kitchen with useful utility room off, downstairs bedroom and three piece shower room. Upstairs there are three further double bedrooms and a four piece bathroom with freestanding bath.

Externally the property is set in generous, landscaped gardens. The front garden is predominantly laid to lawn with shrubbery borders and chipped driveway to the side with space for several vehicles and culminating in the detached garage. The rear garden is also predominantly laid to lawn with mature trees, raised shrubbery borders, feature deck, block paved pathways and large patio.









Shawfield Avenue is located in one of Ayr's most sought after residential areas close to both Rozelle and Belleisle Parks, excellent schooling and the historic village of Alloway, birthplace of Robert Burns. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

**AY3644** | Sat Nav: 1 Shawfield Avenue, Ayr, KA7 4RE

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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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