



**64 KINTYRE AVENUE**

AYR

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

**A stunning modern detached villa built by MacTaggart & Mickel which provides spacious accommodation with all the benefits of a brand new home, beautiful gardens and detached double garage.**

Number 64 is a modern detached villa ideally suited to the family market with well proportioned accommodation and an excellent level of fixture and finish throughout. The 'Tait' model is a rarely available 8 apartment villa with a stylish, flexible layout and number 64 enjoys a particularly good position with generous gardens on the corner of Kintyre Avenue and Kintyre Park.

Further features and benefits include a modern fitted kitchen with integrated appliances and open plan to the dining area, luxury sanitary ware, gas central heating with a 'Baxi' boiler housed in the utility room, mirrored wardrobes in four of the five bedrooms, quality floor coverings, neutral decoration and double glazing.

In summary the accommodation extends to, on the ground floor, an entrance vestibule with door to a storage cupboard, door to utility room with large storage cupboard and side door leading to the garden, broad and welcoming reception hallway with wc off and door to the dining room with double sliding doors out to the patio. Door to under stair cupboard, double doors to the open plan kitchen/dining with door to the lounge which also has double sliding doors out to the patio. Upstairs there is a gallery style landing, five well proportioned bedrooms (two with three piece en-suite shower rooms and one currently utilised as a sitting room) and a four piece bathroom.

Externally the front and side gardens are laid to lawn with privet hedging. To the side there is block paved driveway parking culminating in the detached double garage (driveway and garage accessed from Kintyre Park) with courtesy door to the side. The fully enclosed rear garden is predominantly laid to lawn with well stocked shrubbery borders, decorative patio and a feature deck perfect for entertaining.

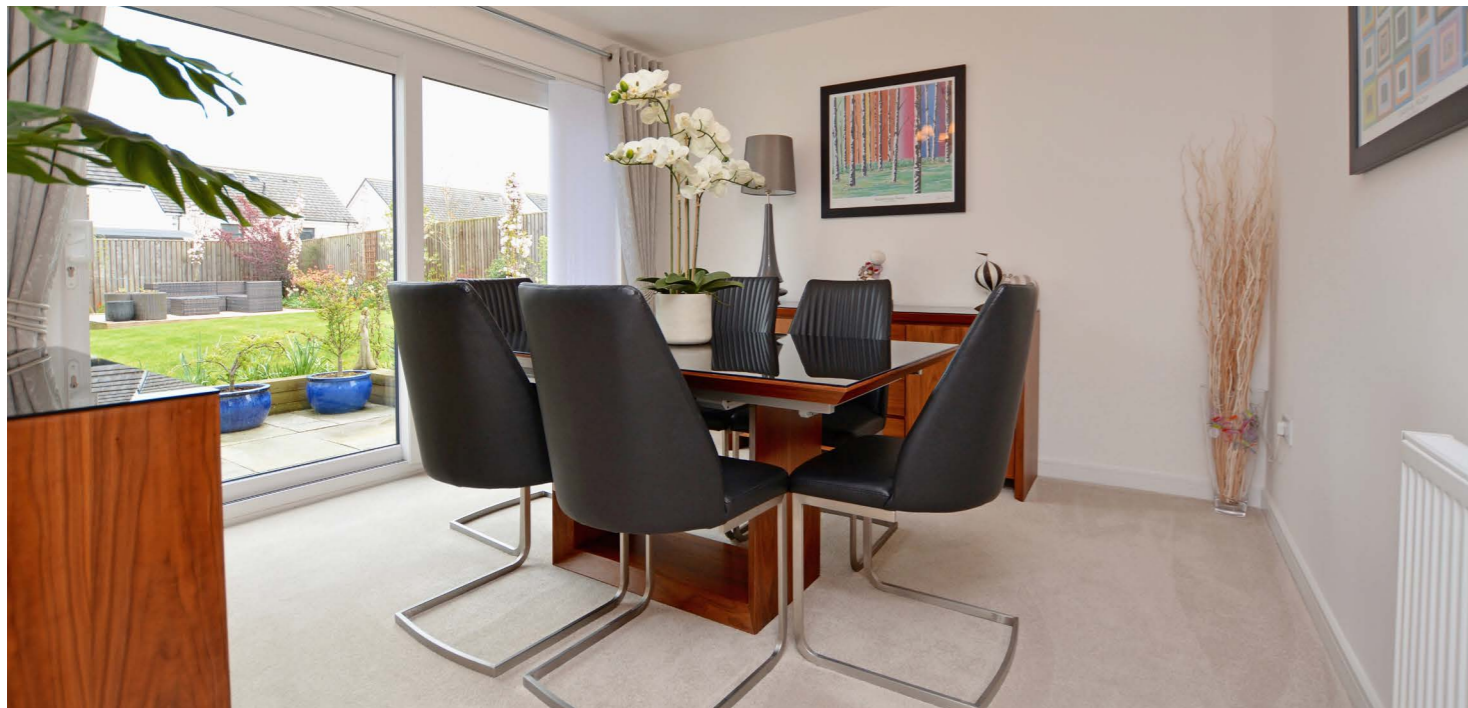
















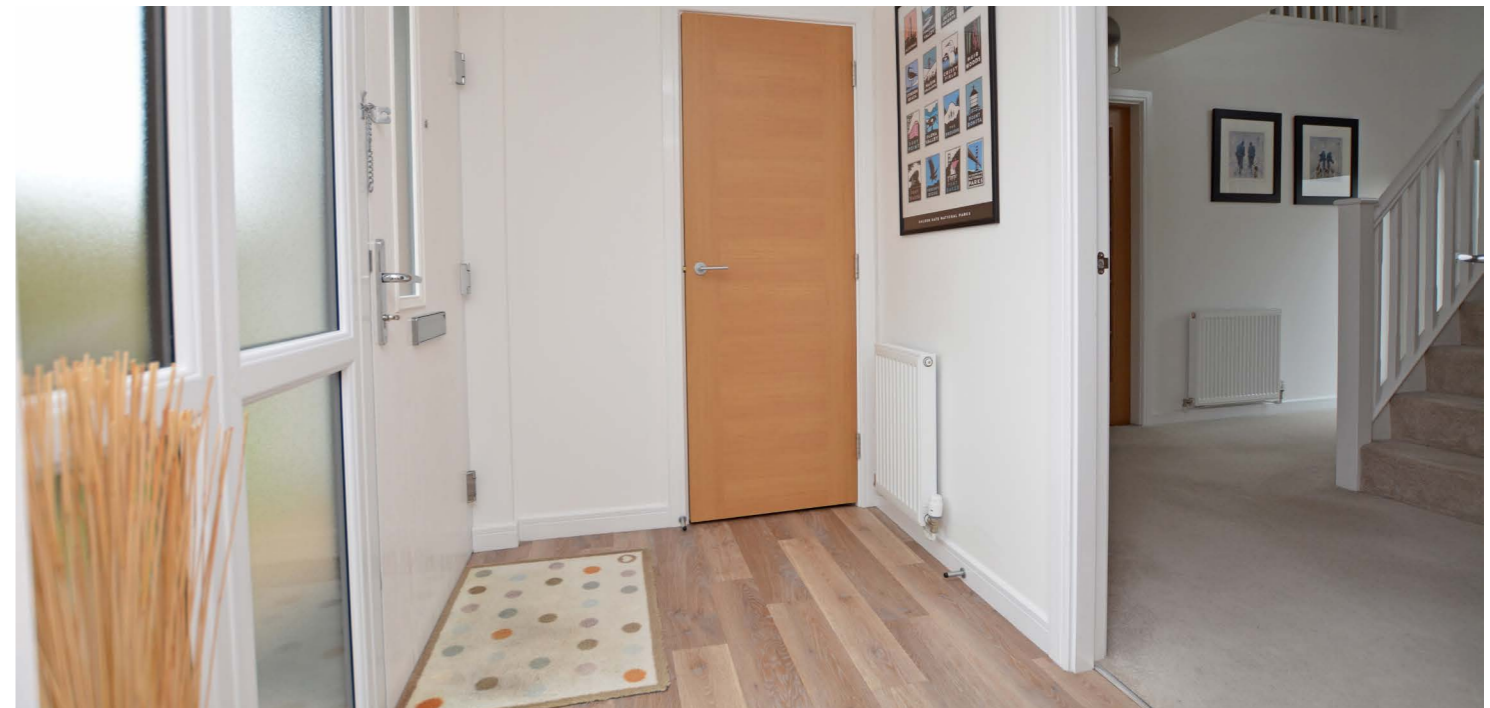




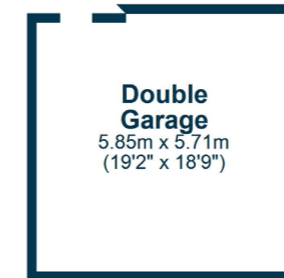
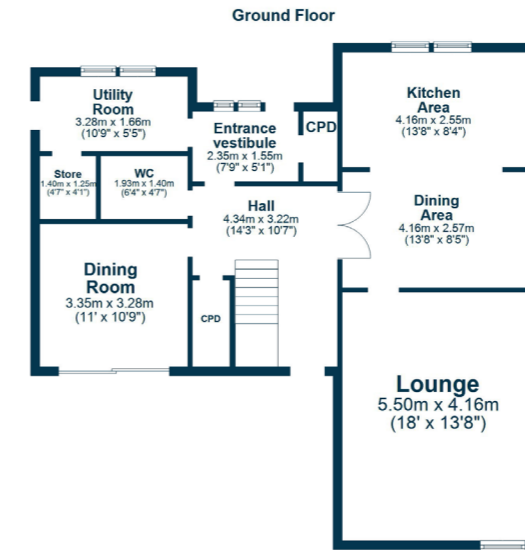












Kintyre Avenue forms part of a stylish development by MacTaggart and Mickel within close proximity to the seafront and the highly regarded Doonfoot Primary School. There are a variety of local amenities within the immediate area while Ayr town centre is around three miles distant and provides a more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

AY4472 | Sat Nav: 64 Kintyre Avenue, Ayr, KA7 4GB

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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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