



21 ARROL GARDENS

SEAFIELD

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5 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

A simply stunning luxury detached family villa, nestled in an executive development within Seafield, just a short walk from the seafront and set on a preferred west-facing plot.

Number 21 is a five-bedroom detached villa that has been modified and upgraded to create a truly special home that will appeal to a range of potential purchasers. There is an impressive 34ft open plan family room and dining kitchen, with bi fold doors, quality fittings throughout, two en suites, a family bathroom suite, ample storage, a fantastic double garage, under floor heating on the ground floor and in the upstairs en suites and bathroom, a high-quality alarm and CCTV system.

The sunny west-facing plot has partial sea views from the upstairs windows and the garden grounds have been professionally landscaped with low-maintenance in mind and also extended the driveway to the front.

In more detail, the internal accommodation extends to an entrance hallway with an under stairs storage cupboard and a walk-in storage cupboard, a downstairs WC, a home office, which could be utilised as an additional ground floor bedroom, a spacious formal lounge with dual aspect windows and a feature fireplace, an impressive dining kitchen that is open plan into a large family area with a feature fireplace, with a television surround, ample wall and base units, bi fold doors leading out to the garden and a separate utility room, with a door out to the side.

On the upper floor there are three double bedrooms, including one with a fitted wardrobe, a family bathroom suite with a separate shower cubicle, a storage cupboard and one housing the hot water tank, loft access, a second master suite with an en suite shower room and fitted wardrobes and an exquisite master bedroom with a walk-in wardrobe and an en suite shower room.













Seafield is a popular area of the market town of Ayr, which a comprehensive range of local amenities, including schools, shops, restaurants and bars, transport links to Glasgow and beyond, supermarket and leisure facilities. Wellington School and the seafront are within walking distance.

AY4928 | Sat Nav: 21 Arrol Gardens, Seafield, KA7 4FP

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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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