



2 CARRICK PARK

AYR

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

An absolutely charming four bedroom semi-detached villa with private gardens and off road parking located within one of Ayr's very best residential locations close to the town centre.

Number 2 is a traditional semi-detached villa which provides well proportioned and flexible accommodation formed over two levels. The property will appeal to a variety of potential purchasers including professional couples and families looking to acquire a traditional home within close proximity to the town centre.

The property requires a degree of modernisation which has been reflected in the initial asking price however retains significant potential to upgrade to individual requirements. There are a number of period features including cornice work and generous room proportions which really accentuate the feeling of space.

In more detail the accommodation comprises entrance vestibule, reception hallway with fitted cupboards, front facing bay windowed lounge room with feature fireplace, family room with French doors to rear garden, dining room/bedroom 4, fitted kitchen, WC.

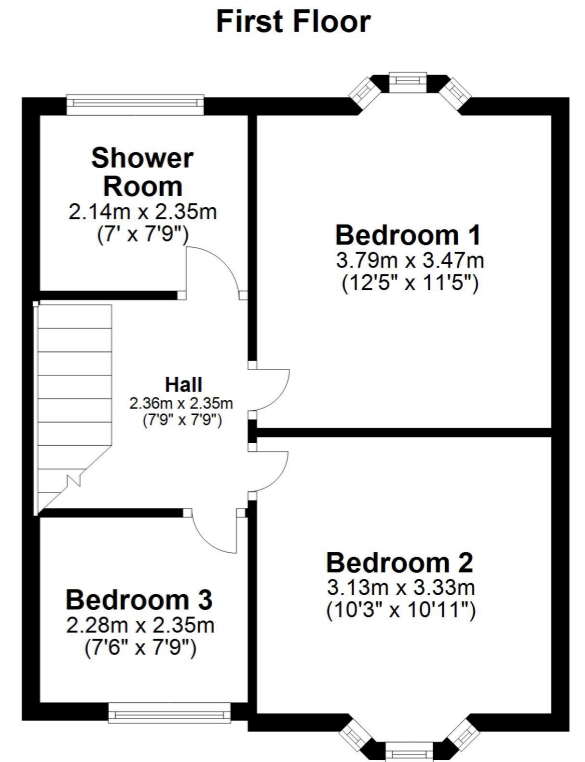
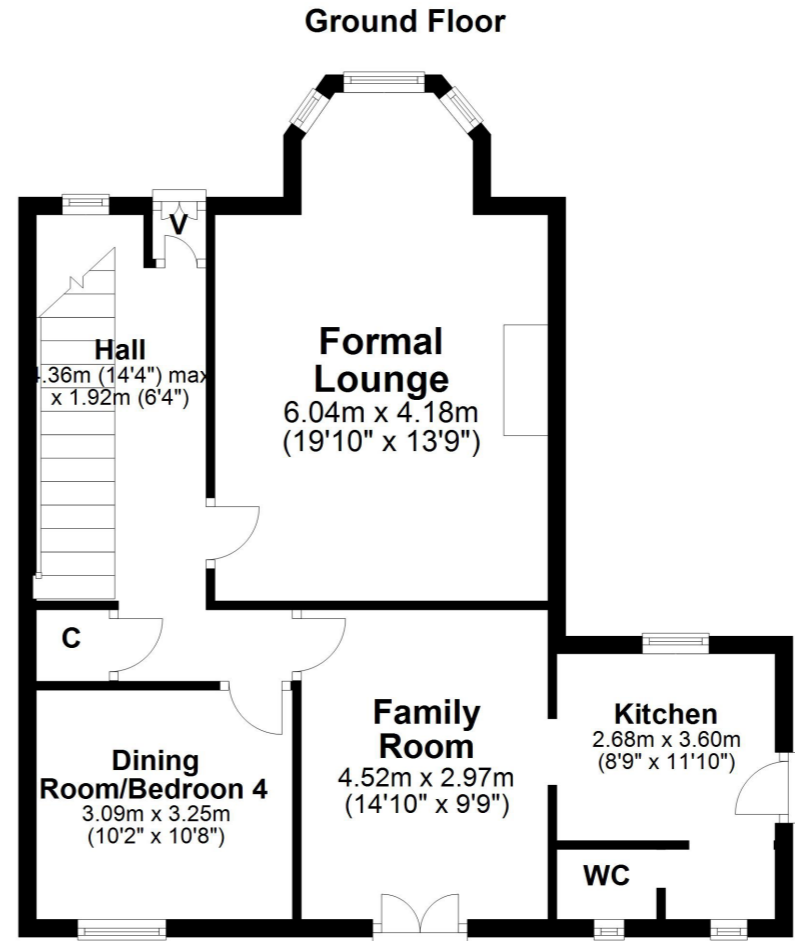
Upstairs there are three further bedrooms (two doubles and one single) all with fitted wardrobes and bedroom furniture, and a modern three piece shower room. The property is double glazed and has gas fired central heating including a New Mini combination boiler.

Externally the front garden has a monobloc parking area which provides off road parking. The fully enclosed rear garden is predominantly laid to lawn with well stocked shrubbery borders, two mature apple trees and decorative paths. A small patio area, greenhouse and garden store.









The property is perfectly located within one of Ayr's most sought after residential addresses virtually a stone's throw from the town centre. In close proximity there are a wide range of amenities including shops and schooling while Ayr railway station is a short stroll away and provides regular services to Glasgow and surrounding districts.

AY4935 | Sat Nav: 2 Carrick Park, Ayr, KA7 2SL

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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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