



NOREMAC

58 JOPPA, COYLTON

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

An impressive and extended detached family villa set within the popular village of Coylton, with modern, extended accommodation, off road parking and south-facing rear gardens.

Joppa is perfectly situated at the heart of the popular village of Coylton, close to the excellent primary school, local shops and a short drive from the seaside town of Ayr. 'Noremac' is an exceptional traditional detached family home that has been thoroughly modernised and extended by the current owners to create a substantial amount of accommodation across two floors. The interior is presented in truly walk-in condition with a gorgeous open plan family dining kitchen at the rear, with two sets of patio doors, a separate utility and a wood burning stove, first class shower room and bathroom suites on each floor and a flexible layout of five main apartments. There is a detached garage, ample off road parking and a landscaped south facing garden at the rear, which extends round to the side.

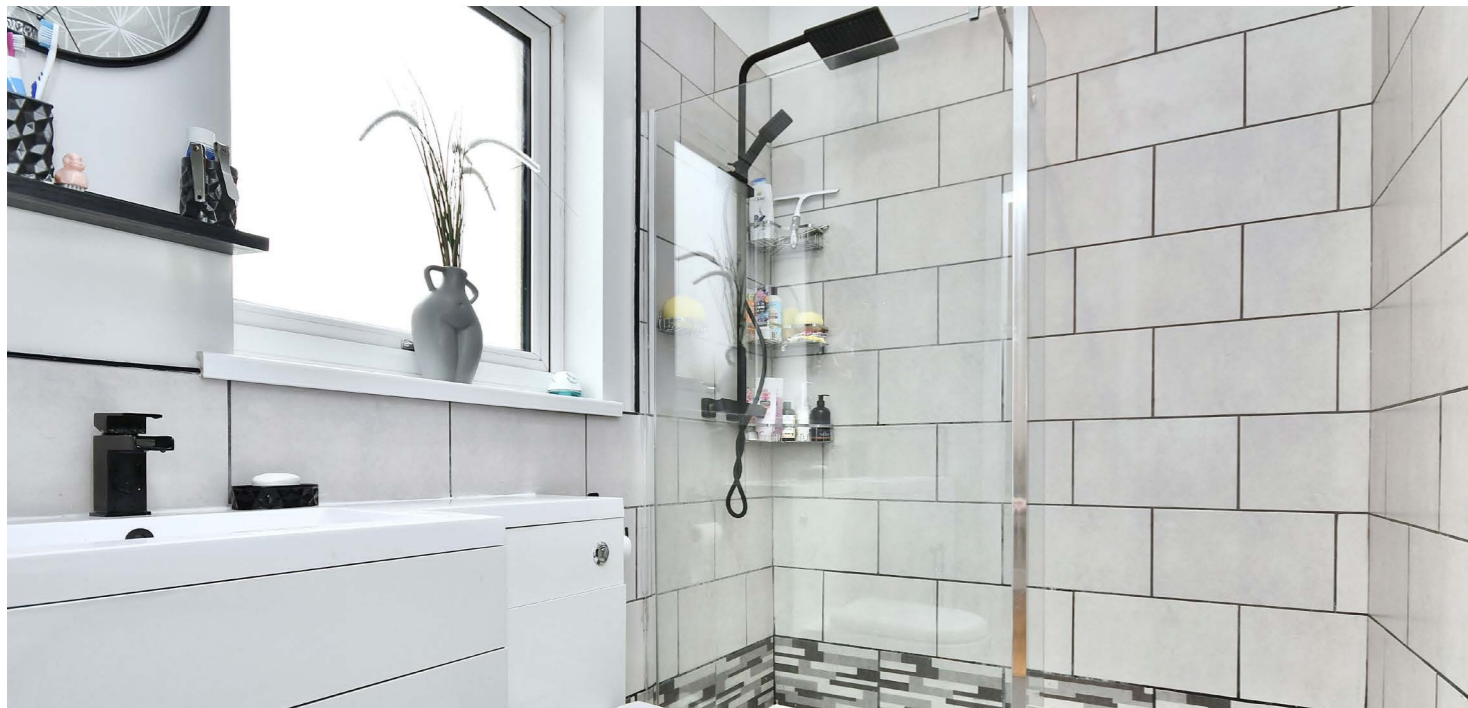
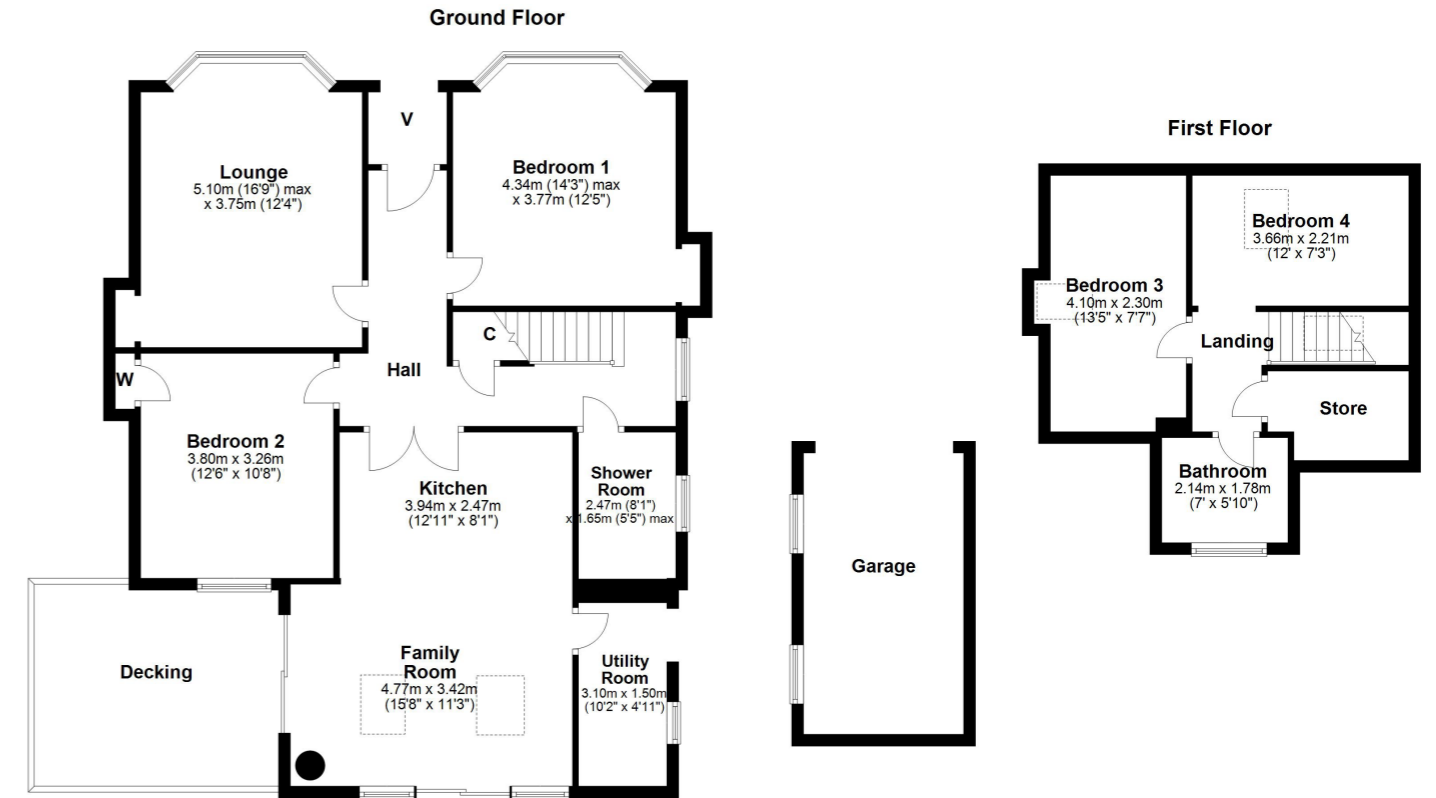
In more detail, the internal accommodation extends to an entrance vestibule, a hallway with under stairs storage, a spacious bay-windowed lounge, a bay-windowed double bedroom, a second double bedroom at the rear, a luxury downstairs family shower room suite and an open plan dining kitchen with two sliding patio doors leading to the garden, a wood burning stove, a breakfast bar, ample wall and base units and a utility room with a door to the garden. On the upper floor there are two bedrooms with Velux windows, a storage cupboard off the landing and a family bathroom suite.

Externally there is a large monoblock driveway to the front the wraps around to the side leading to the detached garage. There is gated access at the side round to a fully enclosed and south-facing rear garden, with lawn, decorative shrub borders, a decked patio area and an enclosed area to the side.









Coylton benefits from a number of local amenities, including an excellent primary school, local shops and bus links into Ayr. The market town of Ayr has additional amenities, including shops, primary and secondary schooling, rail links to Glasgow and beyond, restaurants and bars, supermarkets and leisure facilities. Coylton is around 4 miles from the A77, which links to the M77.

AY4961 | Sat Nav: 58 Joppa, Coylton, KA6 6JD

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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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