



**1 DORNOCH PARK**

AYR

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c o r u m



4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

**This stone-built character property, features seven apartments and has easily maintained courtyard gardens. With an annex perfect for Air BnB, this home boasts a 34ft entertainment room, and generous living spaces. Ideally located near the beachfront and town centre, enjoy all that Ayr has to offer!**

Welcome to this enchanting traditional stone-built, seven-apartment cottage, perfectly positioned just off Racecourse Road in the sought-after seaside town of Ayr.

This unique residence boasts easily maintained courtyard gardens and includes an annex with its own entrance and private gardens, presenting an excellent Air BnB opportunity, if required, or a granny/teenager annexe.

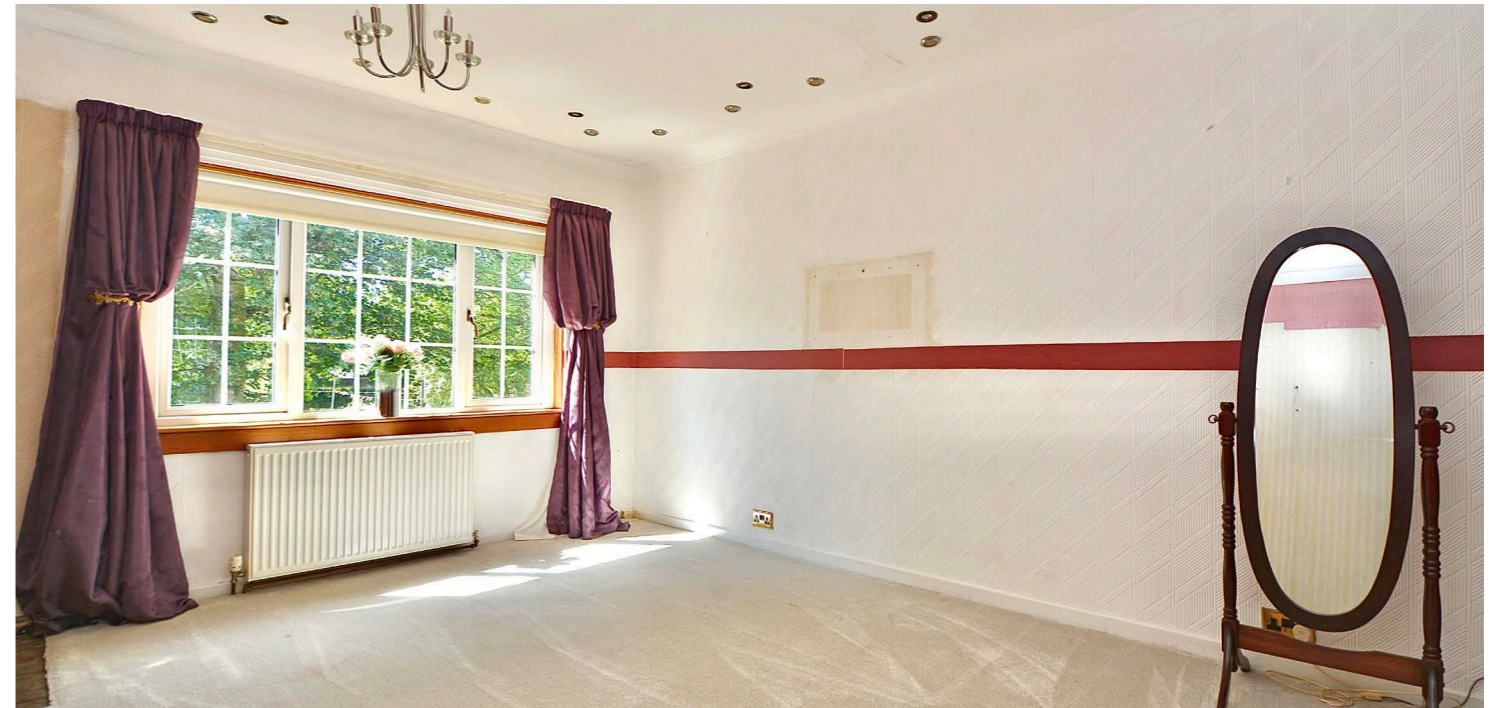
The property welcomes you with an inviting entrance hall, leading to a lounge that showcases traditional features such as a beamed ceiling. The fully fitted dining kitchen is perfect for culinary enthusiasts, while the sun lounge/study opens directly onto the courtyard, providing a tranquil retreat. The family room, with dual aspect French doors, seamlessly connects to the middle and side private courtyards.

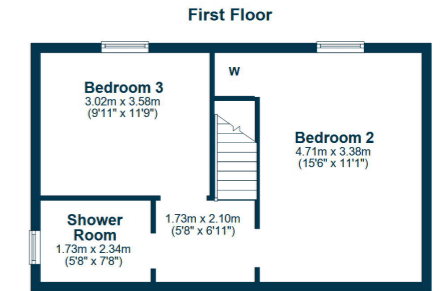
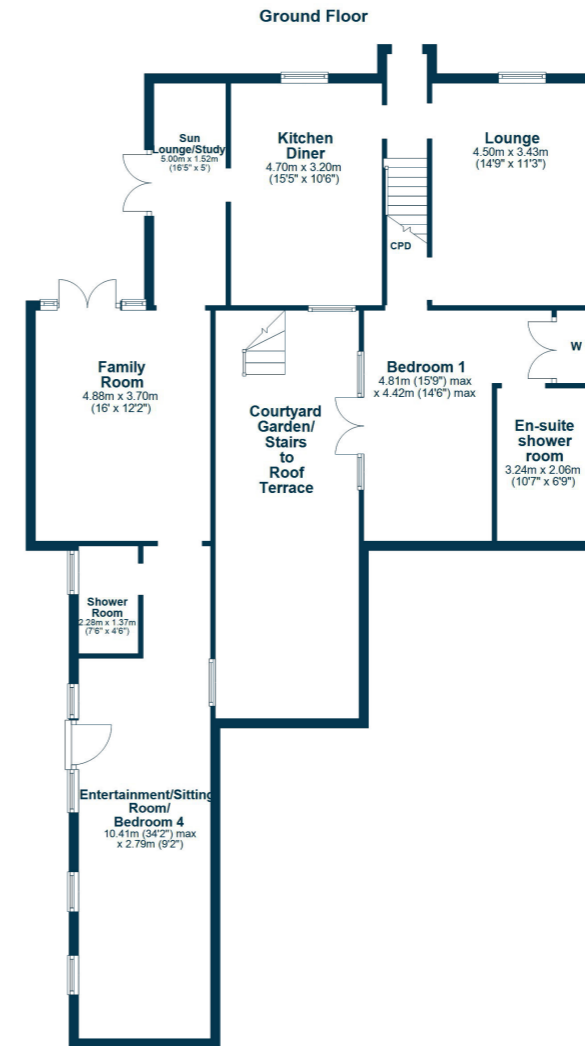
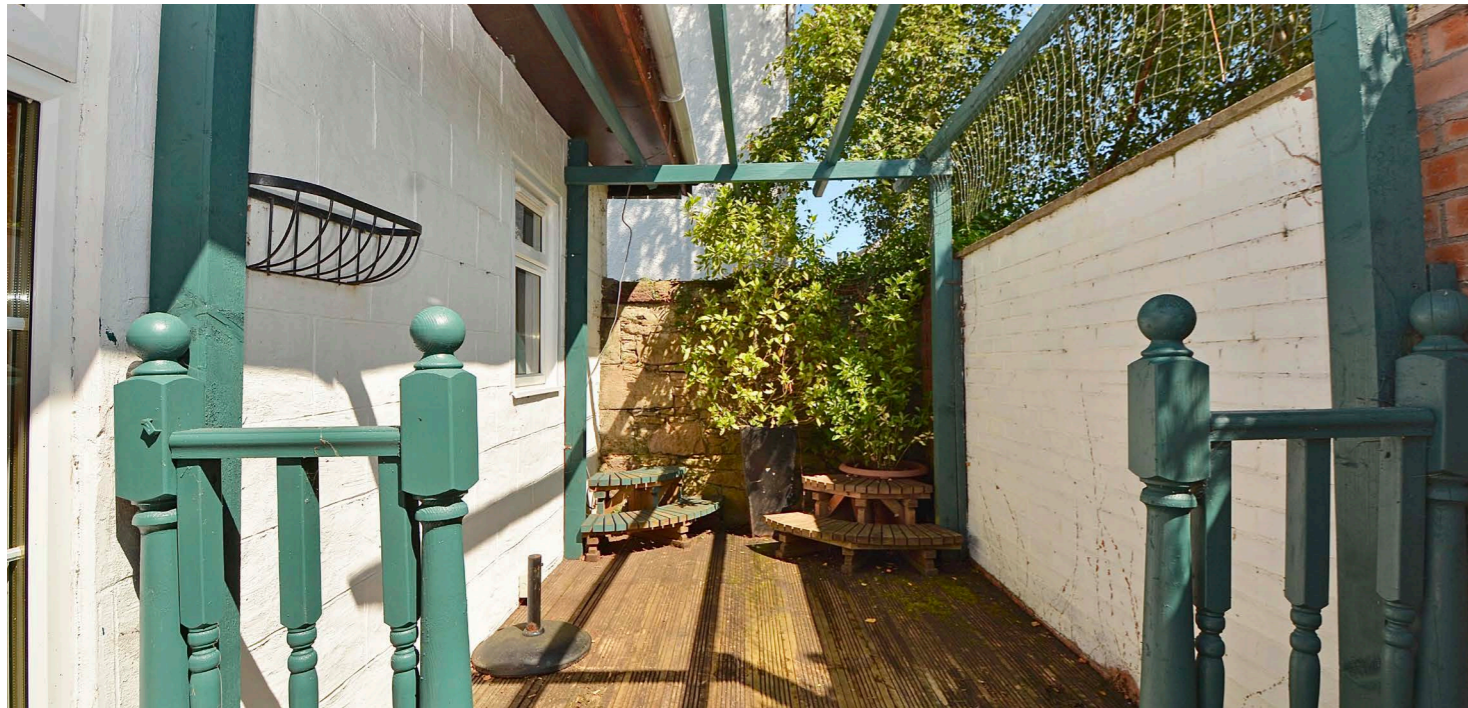
A standout feature of this home is the impressive 34ft entertainment room/sitting room, complete with a shower room/W.C. The master bedroom is a sanctuary, with French doors opening onto the middle courtyard and benefits from a luxurious en-suite shower room featuring a walk-in shower. The upper floor offers two generous double-sized bedrooms and a family shower room, ensuring ample space for family and guests.

Situated close to the beachfront and town centre, this property allows you to enjoy the best of Ayr, renowned for its stunning coastline, vibrant community, and rich history. The town offers a range of local attractions and facilities, including excellent sports amenities, world-class golf courses, well-equipped gyms, and convenient supermarkets. This character property is the perfect blend of traditional charm and modern convenience, offering a unique lifestyle opportunity in a first-class location.









Number 1 Dornoch Park occupies a lovely position just off Racecourse Road. Racecourse Road is home to some of the finest properties in Ayrshire and is perfectly placed close to the seafront and town centre. There is excellent local schooling at both primary and secondary level including Wellington School which is within walking distance. Ayr town centre provides a comprehensive range of amenities including supermarket and retail shopping while there are first class road and rail links to Glasgow.

**AY4994** | Sat Nav: 1 Dornoch Park, Ayr, KA7 2TH

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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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