



**38A MIDTON ROAD**

AYR

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c o r u m



**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A charming traditional semi-detached villa which provides deceptively spacious accommodation within arguably Ayr's most sought after residential locale.**

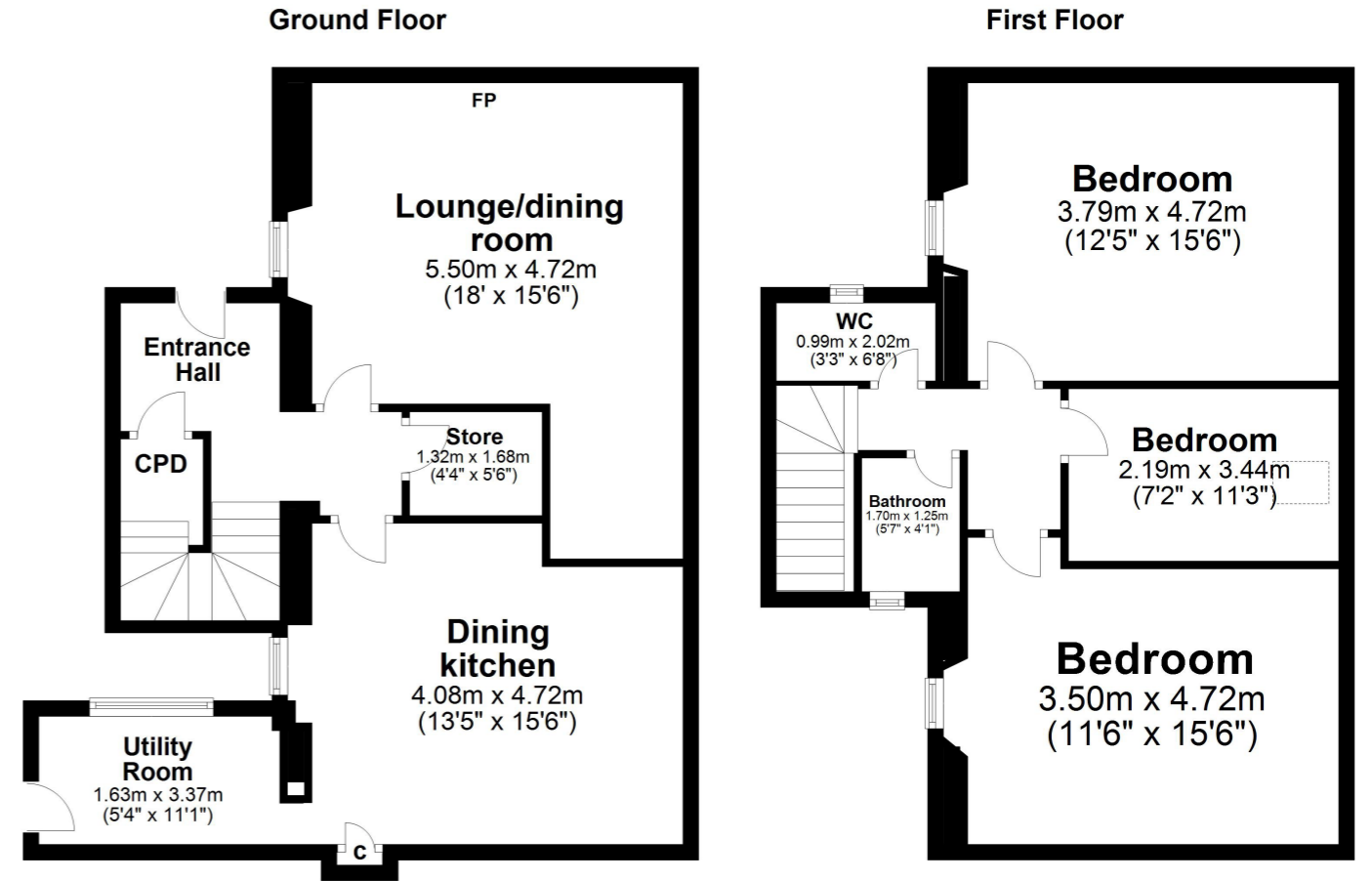
Number 38A is a traditionally built semi-detached villa suited to a variety of potential purchasers with well proportioned accommodation arranged over two levels.

The property has been upgraded by the current long standing owners and retains a number of period features including wrought iron balustrade and original doors. Modern features include a fitted kitchen with integrated appliances, tiled two piece bathroom and separate two piece wc, new carpets and floor coverings, neutral decoration, gas central heating with a 'Vokera' boiler and double glazing.

In summary the accommodation extends to, on the ground floor, a reception hallway, front facing lounge/ dining room with feature fireplace, dining sized kitchen, utility room with door to the garden and store room. Upstairs there are three double bedrooms, two piece bathroom and two piece wc.

Externally there is a fully enclosed, private front garden laid to lawn with chipped pathway and storage unit. Opposite the property is a shared lawned area with mature trees and private parking adjacent accessed from Carrick Park.





The immediate locale is widely regarded as Ayr's foremost residential locale being within very close proximity to both the railway station and town centre which provides a wide range of amenities including excellent supermarket and retail shopping and recreational facilities. The seafront is a short walk away and provides lovely walks with the Isle of Arran creating an impressive back-drop. Ayr railway station is around 500 yards distant and provides swift commuting links to Glasgow and surrounding areas. In addition there is both primary and secondary schooling within close proximity.

AY4996 | Sat Nav: 38a Midton Road, Ayr, KA7 2SG

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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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