



## 2 SPRUCE PARK

AYR

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

**A very well presented detached villa particularly suited to the family market with a fantastic garden and perfectly located in a quiet residential address.**

Number 2 is an impressive detached villa which has been well maintained and modernised by the current owners resulting in an excellent family home with well proportioned accommodation formed over two levels.

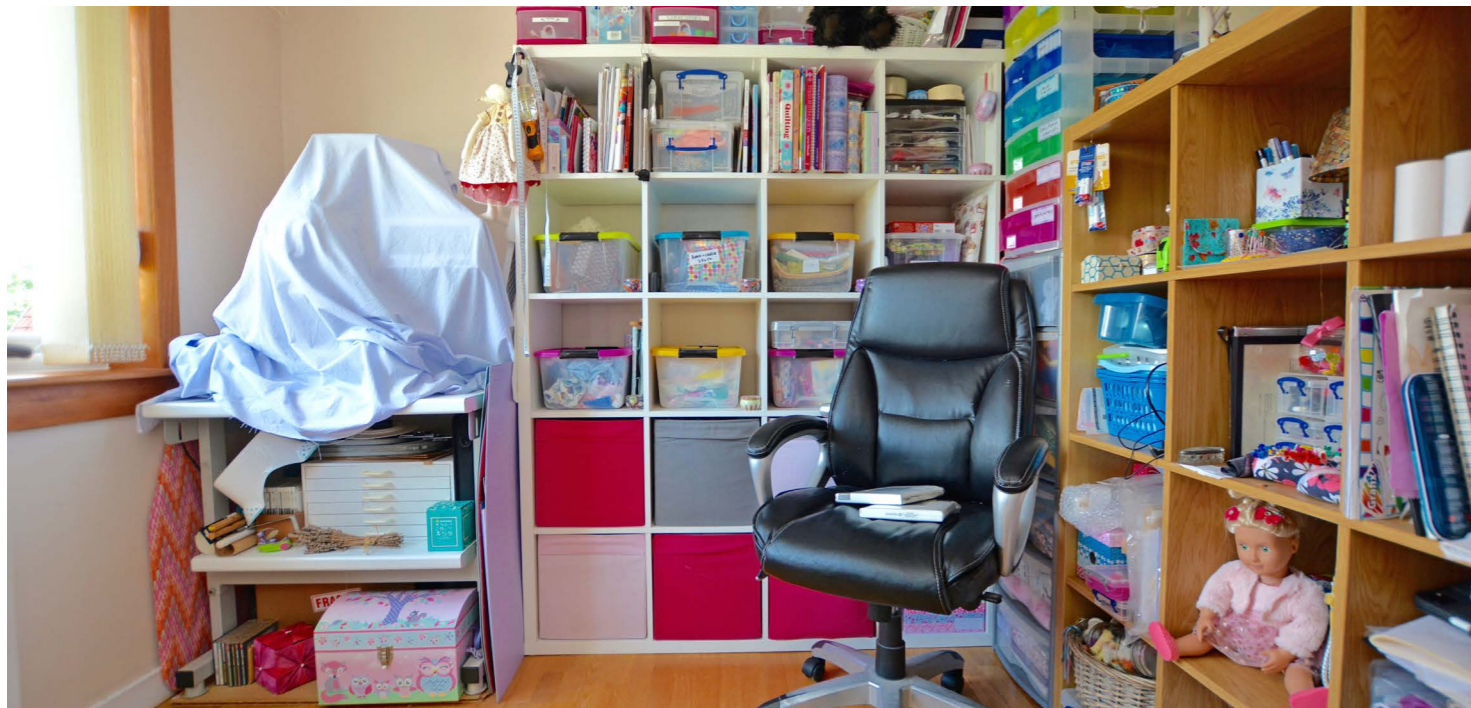
Features and benefits include a modern fitted kitchen, tiled three piece family bathroom, quality floor coverings including use of hardwood, alarm system, gas central heating with a 'Potterton' boiler, neutral decoration and double glazing.

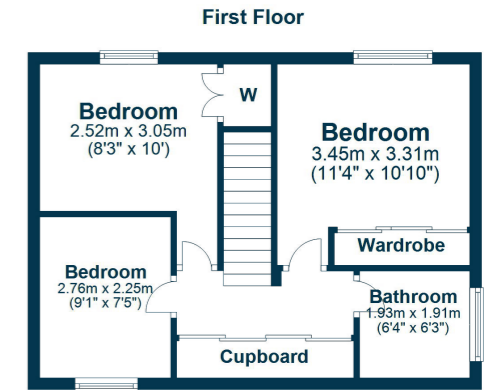
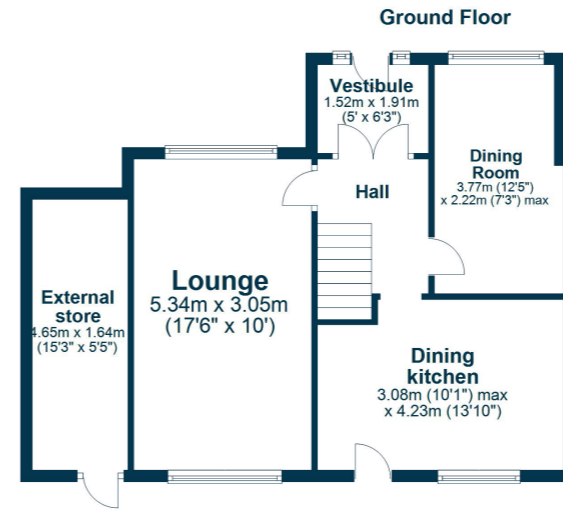
In summary the accommodation extends to, on the ground floor, an entrance vestibule, reception hallway, lounge with windows to the front and rear and feature Limestone fireplace, dining room/bedroom 4 and dining sized kitchen with door to the rear garden. Upstairs there is a landing with fitted cupboard space, three double bedrooms (two with fitted wardrobes) and a three piece bathroom.

Externally the front garden is enclosed by picket fencing and block paved. To the side there is a block paved driveway which culminates in the detached garage. The fully enclosed, child safe rear garden is predominantly lawned with full length awning, patio area and well stocked shrubbery borders. In addition there is an external store attached to the side of the property.









Spruce Park is located in the Masonhill area of Ayr which provides a range of amenities including various shops, primary and secondary schooling and is within close proximity to the A77/M77 bypass linking to Kilmarnock and Glasgow. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

**AY4998** | Sat Nav: 2 Spruce Park, Ayr, KA7 3PL

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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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Corum Ayr  
10 Beresford Terrace, Ayr, KA7 2EG

**Tel:** 01292 880 888

**Email:** [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)