



**44A CASTLEHILL ROAD**

AYR

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#### 4 | BEDROOMS

#### 3 | BATHROOMS

#### 1 | PUBLIC ROOM

**A substantial and beautifully presented modern detached family villa set on a large south-west facing plot, with ample off road parking and within walking distance of the market town of Ayr.**

Castlehill Road links into the heart of Ayr and is ideally situated within walking distance of primary and secondary schooling, supermarkets, mainline rail links, retail shopping and it leads directly onto the A77 for the commuter. Number 44a is a simply stunning and immediately impressive detached villa, with a bespoke architectural design, a luxury level of interior specification, excellent use of glass and light, and flexible accommodation to suit a range of buyers. There is the option for a downstairs bedroom, next to a downstairs bathroom suite, fantastic open plan living spaces and two en suite shower rooms on the upper floor. The property also sits on a large plot, with a south-west facing aspect, and gorgeous sunny garden grounds with plenty of off road parking.

In more detail, the internal accommodation extends to an entrance porch with fitted mirrored storage, a welcoming hallway with stairs leading to the upper floor and under stairs storage, an impressive open plan kitchen, lounge and dining area at the rear, with a kitchen island, a separate utility room and French doors leading out to the garden, a flexible downstairs family room or bedroom to the front, with French doors out to the garden and a downstairs bathroom suite. On the upper floor there are large fitted mirrored wardrobes on the landing and space for a home office area, with bright Velux windows to both sides, a master bedroom suite with a luxury en suite shower room and a Juliet balcony to the front, a second double bedroom with a Juliet balcony at the rear and Jack & Jill access into an en suite shower room, also from the landing, and a single bedroom with a Velux window.

Externally there are garden grounds to the front that are hard landscaped with decorative aggregate and paved pathways, allowing off road parking for a number of vehicles. The rear garden has a south-west facing aspect and is set across most of the generous plot, with a paved patio area, a garden shed with power, a manicured lawn and mature shrubs and trees.













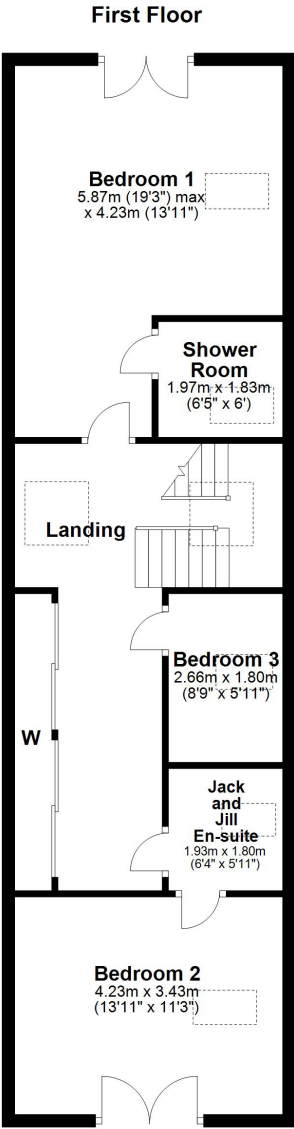
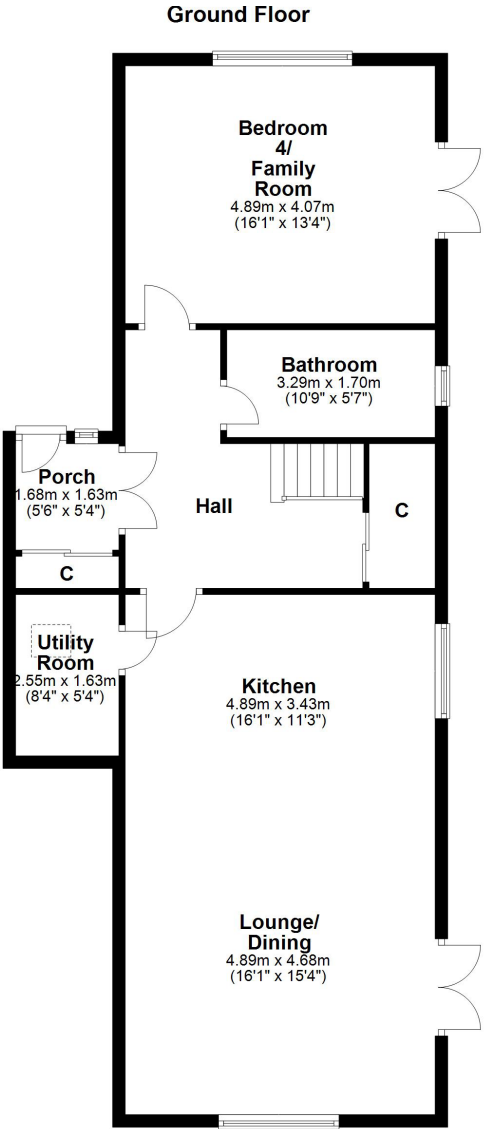












Castlehill Road is well-placed for all the amenities one would expect from a large coastal town. Ayr has a comprehensive range of retail shopping, restaurants and recreational facilities, including the popular Ayr Racecourse. Transport links include Prestwick International Airport and swift commuting to Glasgow and surrounding districts via the electrified rail service or the A77/M77 road network.

**AY5011** | Sat Nav: 44a Castlehill Road, Ayr, KA7 2JA

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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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