



35 TIREE AVENUE

DOONFOOT

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c o r u m



5 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

Experience the epitome of luxury in this stunning five bedroom detached villa, boasting three elegant reception rooms and a spacious double garage. With top-quality finishes throughout and many extras, this is thoughtful design for modern living and all a short walk from the beach.

Number 35 Tíree Avenue is "The Kennedy" house-type, a stunning five-bedroom detached family home nestled in a commanding position within the prestigious Florence Gardens of Doonfoot.

Built in 2023 by Cala, this contemporary family home effortlessly blends style, comfort, and modern living.

As you step inside, you'll be greeted by an airy and inviting atmosphere, with generous living spaces designed for both relaxation and entertaining. The heart of the home is a sleek and stylish, open plan kitchen/dining area with bifold doors opening out onto the garden and patio area with an adjacent open plan family room, perfect for enjoying both family gatherings and dinner parties. The separate utility room gives access to the integral double garage. The formal front facing lounge is accessed via French doors from the reception hall. The W.C/cloakroom, in the entrance vestibule, completes the ground floor accommodation.

On the upper floor, the master bedroom benefits from a walk-in dressing area and a luxurious en suite, French doors and a Paris balcony. Bedroom Two also has a luxury en-suite. There is plenty of built-in wardrobe/storage throughout. Bedroom 5 could be used as a home office, if required. The family bathroom has a four piece suite with bath and a separate walk-in shower.

Outside, the generous garden provides an ideal space for outdoor dining and play, being child and pet friendly, while the double garage and ample driveway ensure plenty of parking.

With its prime location, just moments from the picturesque Ayr coastline and beachfront, this family home is an ideal lifestyle choice. Come and experience modern family living at its finest.

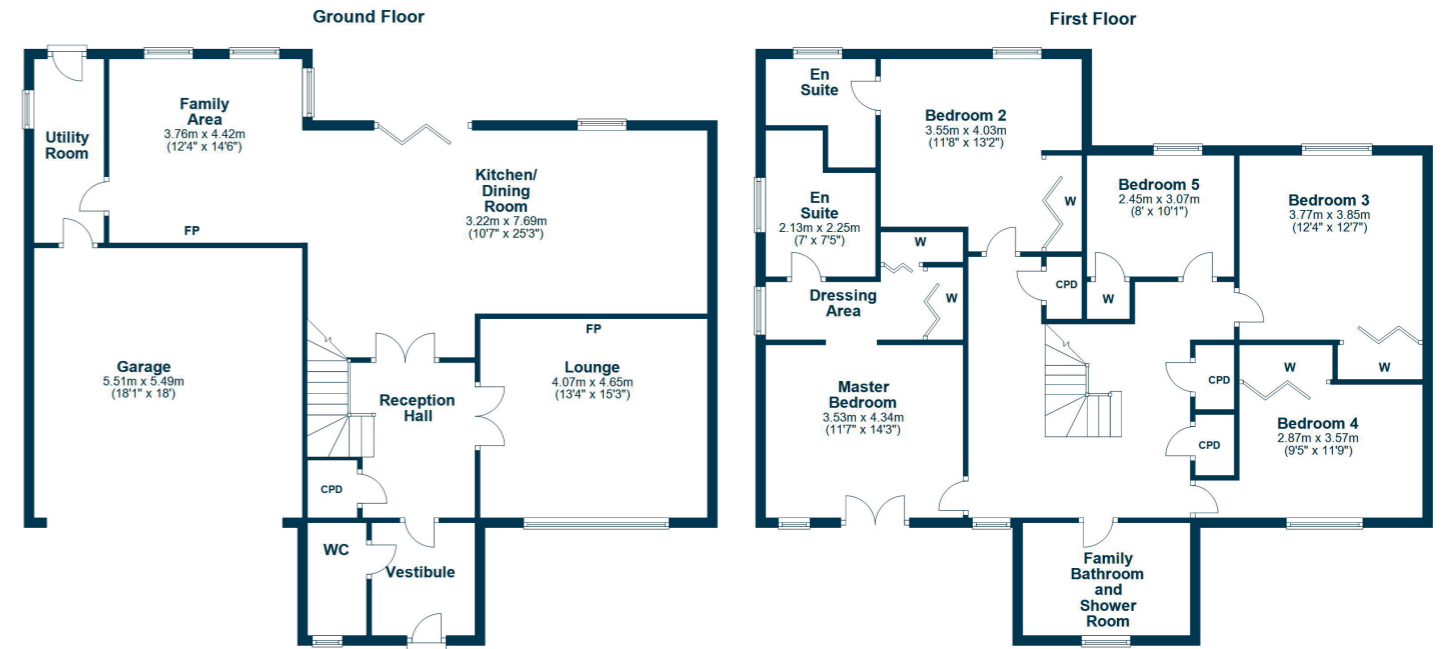












Doonfoot, nestled on the outskirts of Ayr, is full of luxury homes, mature scenery, with easy access to local amenities. For those who enjoy outdoor activities, the picturesque Rozelle Park and Belleisle Park are ideal for leisurely walks, family picnics, and enjoying the beauty of nature within a picturesque parkland setting. History enthusiasts will appreciate the nearby Greenan Castle, a local landmark overlooking the coastline, a perfect spot for scenic views and sunset photos with views towards Arran.

The Balgarth Pines restaurant is a local favourite and has been recently renovated. The Secret Garden Cafe offers coffee and a bite to eat with an outdoor seating area overlooking the River Doon.

Everyday conveniences are catered for, with a Co-op supermarket providing everyday essentials. Families will also appreciate the excellent local schooling options, making Doonfoot an ideal place to raise children.

For golf enthusiasts, the area boasts several nearby courses, including the renowned Belleisle Golf Club and Seafield Golf Course. Families benefit from outstanding education options, with Wellington School being a standout. Ayr also caters to sports and fitness enthusiasts. The town boasts several tennis clubs, the modern Bannatynes Health Club with state-of-the-art facilities, and the Citadel Leisure Centre, which offers a wide range of activities and fitness classes for all ages.

The town centre is filled with a variety of shops, cafes, and restaurants, excellent rail and bus links. Combining natural beauty and rich history, Doonfoot is a wonderful place to live.

AY5033 | Sat Nav: 35 Tiree Avenue, Doonfoot, KA7 4FQ

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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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