



**2 WATTFIELD ROAD**

AYR

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**3 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**A most impressive traditional semi-detached villa presented in immaculate condition and quietly positioned in a quiet cul-de-sac within one of Ayr's very best residential locations.**

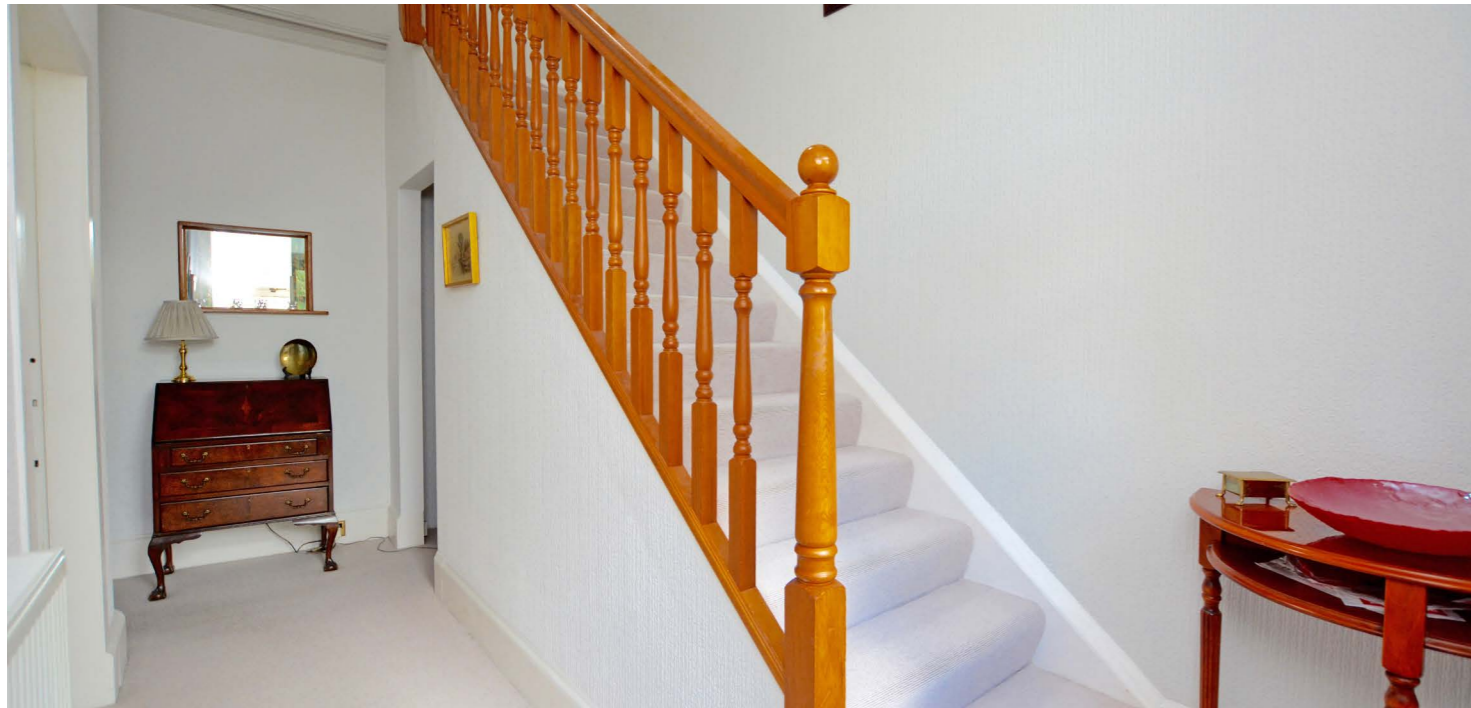
Number 2 is a charming semi-detached villa which provides well proportioned accommodation over two levels ideally suited to the family market. The property has been meticulously maintained by the current owner with many period features retained including decorative cornice work, several fireplaces, original doors and skirtings and generous room proportions. Modern features include a fitted dining kitchen, gas central heating with a 'Baxi' boiler, double glazing and neutral decoration.

In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway with cloaks area off, front facing bay windowed lounge, dining room/bedroom 4, sitting room, open plan dining kitchen with double doors to the garden, side hall and two piece wc. Upstairs there is a broad landing, three double bedrooms, three piece bathroom and two piece shower room. The front facing bedroom enjoys pleasant aspects over Ayr Lawn Tennis Club.

Externally the front garden is laid to decorative chips with mature shrubs and plants with a driveway to the side. The fully enclosed rear garden is predominantly laid to lawn with chipped borders and two large patio areas.









Wattfield Road is a lovely residential cul-de-sac located off Midton Road and therefore perfectly placed close to Ayr town centre and the railway station linking to Glasgow and surrounding areas. Ayr town centre provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. Also within close proximity are the Old Racecourse, the seafront and both Primary and Secondary schooling.

**AY5045** | Sat Nav: 2 Wattfield Road, Ayr, KA7 2SW

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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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