



30 CHURCHILL CRESCENT

AYR

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c o r u m



2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

This well-presented two bedroom semi-detached villa has spectacular, unspoiled views across Ayr Racecourse. Featuring a spacious lounge with open-plan dining, a bright conservatory, and a fitted kitchen, fully enclosed south-facing garden with a patio and lawn, plus a private driveway. This is a rare property with a first-class view.

30 Churchill Crescent is a delightful, two bedroom, semi-detached villa, perfectly positioned in Ayr with unbeatable views over Ayr Racecourse.

This well-presented home welcomes you with a bright reception hall with a useful storage cupboard under the stairs, a front facing spacious lounge connecting to the open-plan dining area. The fitted kitchen offers plenty of storage and functionality with white gloss cabinets, while the airy conservatory brings in an abundance of natural light, offering the perfect space to unwind while overlooking the lovely south-facing garden.

Upstairs, you'll find two generous double bedrooms, master with uninterrupted views across Ayr Racecourse, alongside a shower room with three-piece suite, inclusive of walk-in shower cubicle.

The aforementioned south-facing rear garden is fully enclosed with timber fencing, featuring a patio area and lawn, perfect for enjoying the sun or hosting barbecues.

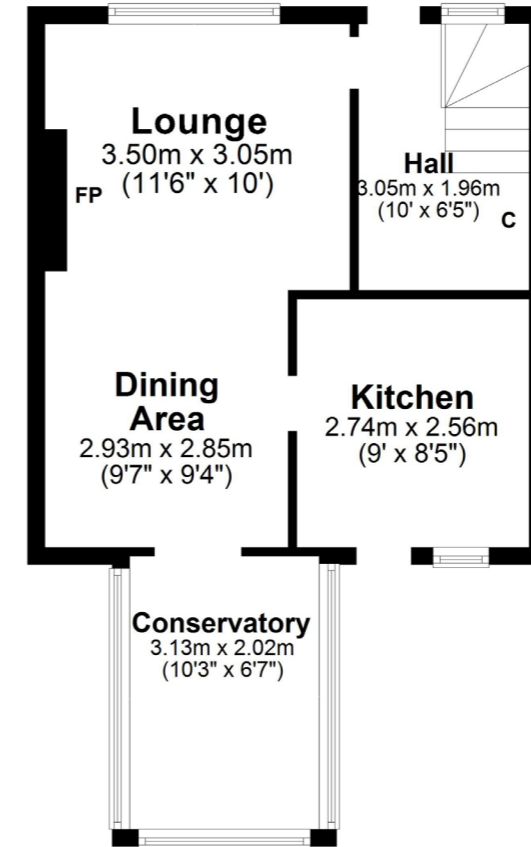
To the front, the property has a private driveway for off-street parking.

With its fantastic location, bright living spaces, and highly desirable views, 30 Churchill Crescent offers a wonderful opportunity to enjoy "a day at the races" from your own lounge, in a desirable and popular location.

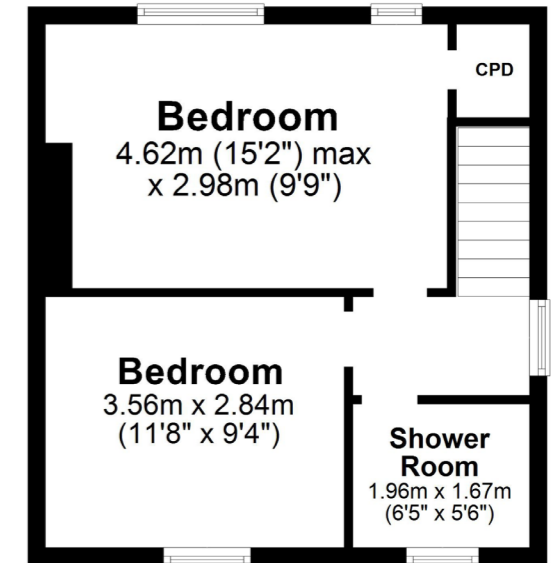




Ground Floor



First Floor



Craigie, a popular and well-established area of Ayr, offers convenient access to the town's amenities. Home to a mix of families, professionals, and retirees, all of whom enjoy its peaceful setting and proximity to the heart of Ayr.

Ayr has an excellent selection of supermarkets, shops, cafes, bars, and restaurants. Craigie also benefits from being close to the University of the West of Scotland's Ayr campus. The picturesque River Ayr Walk and Craigie Park provide beautiful green spaces for leisurely walks, exercise, or simply enjoying the outdoors.

Sports enthusiasts are well catered for with nearby facilities including Bannatyne Health Club and the popular Ayr Racecourse just minutes away. Both primary and secondary education is available within easy reach, making it a great spot for families. Craigie also enjoys strong transport links, with regular bus services and nearby access to the train station, providing easy connections to Glasgow and other major destinations.

AY5081 | Sat Nav: 30 Churchill Crescent, Ayr, KA8 0SG

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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

www.corumproperty.co.uk