



**44 NORTH PARK AVENUE**

AYR

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





2 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A very well presented mid-terrace cottage providing deceptively spacious accommodation and suited to a variety of potential purchasers within a popular residential locale.**

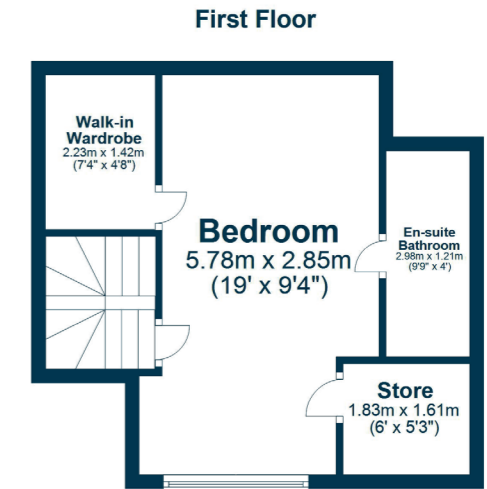
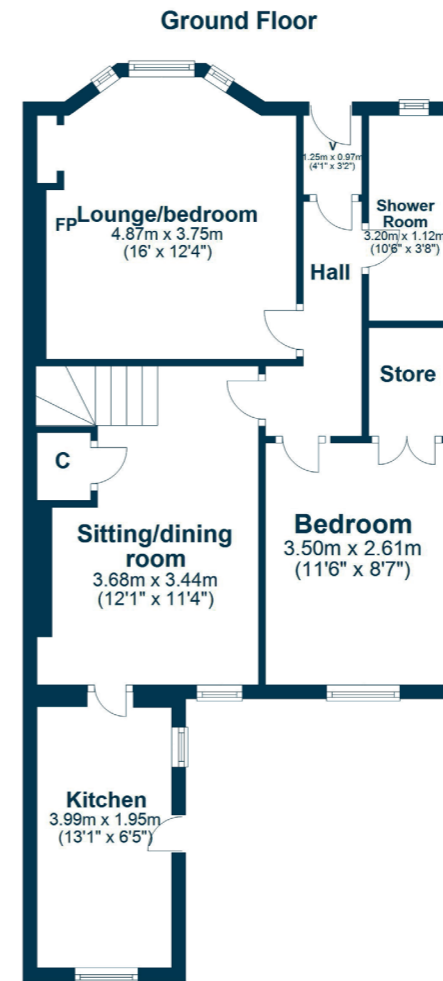
Number 44 is a charming mid-terrace cottage within an ever popular residential address close to a wide range of amenities. Given the accommodation layout is predominantly all on the level the property will be of particular appeal to those clients looking to downsize however the loft space has been converted creating a fantastic double bedroom with en-suite bathroom and extensive wardrobe/cupboard space and this creates an opportunity to the family market to acquire a deceptively spacious home.

Features and benefits include a fitted kitchen, three piece shower room and en-suite bathroom, gas central heating with a 'Baxi' boiler housed in the kitchen, generous cupboard/wardrobe space, neutral decoration and double glazing.

In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, bay windowed lounge/bedroom 3, sitting/dining room, fitted kitchen with door to the rear garden, double bedroom and three piece shower room. Upstairs there is a further double bedroom with en-suite bathroom.

Externally the front garden is laid to low maintenance chips with decorative borders and driveway parking. The fully enclosed rear garden has a large area laid to decorative chips, area of lawn, shrubbery borders, vegetable patch, deck and two sheds.





Northpark Avenue is an extremely quiet and relatively traffic free residential address located in north Ayr within close proximity to Newton-on-Ayr railway station linking to Ayr and Glasgow. In addition there are local shops and excellent schooling close by. Ayr town centre is around one mile distant and provides a more comprehensive range of amenities including supermarket and retail shopping.

**AY5088** | Sat Nav: 44 North Park Avenue, Ayr, KA8 9AJ

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON  
YOUR FUTURE



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)