



# 4 THE BEECHES

COYLTON

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**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A very well presented detached chalet bungalow providing deceptively spacious, flexible accommodation and good sized gardens within a sought after residential address.**

Number 4 is an impressive detached chalet bungalow presented in very good order and providing well proportioned accommodation arranged over two levels suited to a variety of potential purchasers including families and indeed those clients seeking predominantly all on the level living without compromising on space.

Features and benefits of the property include a modern fitted kitchen with Granite work tops, quality floor coverings, wood burning stove in the lounge, generous wardrobe/cupboard space, gas central heating with an 'Ideal' boiler housed in the external boiler room, neutral decoration and double glazing.

In summary the accommodation extends to, on the ground floor, a broad and welcoming reception hallway, front facing lounge room with bay window, rear facing dining area open plan to the fitted kitchen, two double bedrooms and a three piece shower room. Upstairs there is a landing, two further double bedrooms, useful store room and three piece bathroom.

Externally the front garden is laid to lawn with surrounding shrubbery borders with a driveway to the rear culminating in the detached garage. To the side of the property is extensive parking. The enclosed rear garden is predominately laid to lawn with patio area, vegetable patch, well stocked shrubbery borders, boiler house and greenhouse.





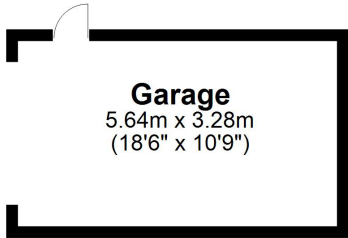
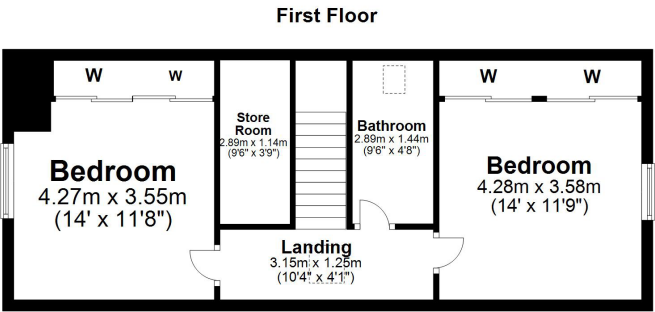
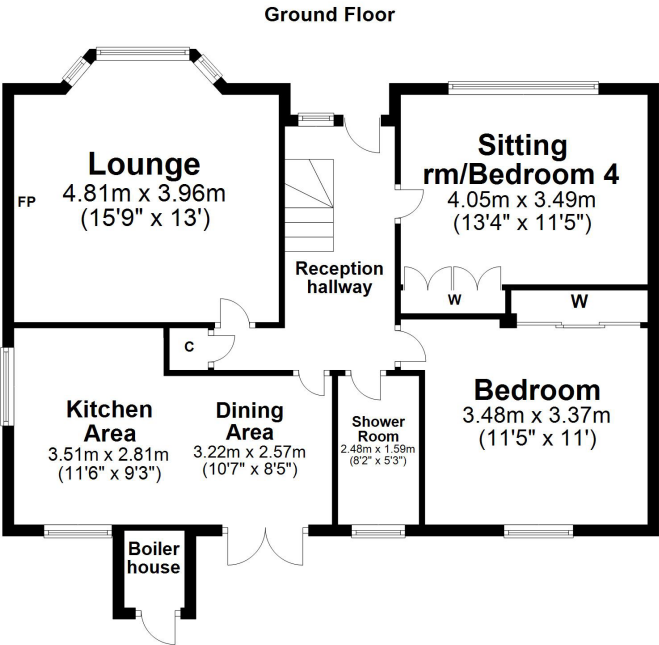












The property enjoys an excellent position within a relatively traffic free residential locale close to the heart of Coylton, a highly popular village with a wide range of local amenities and around 6 miles from the centre of Ayr. The village provides shops, chemist, library, recreational/sporting facilities and an excellent primary school. The nearby town of Ayr provides a more comprehensive range of amenities including retail and supermarket shopping and rail link to Glasgow.

**AY5104** | Sat Nav: 4 The Beeches, Coylton, KA6 6LJ

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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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