



36 MONUMENT ROAD

AYR

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4 | BEDROOMS

2 | BATHROOMS

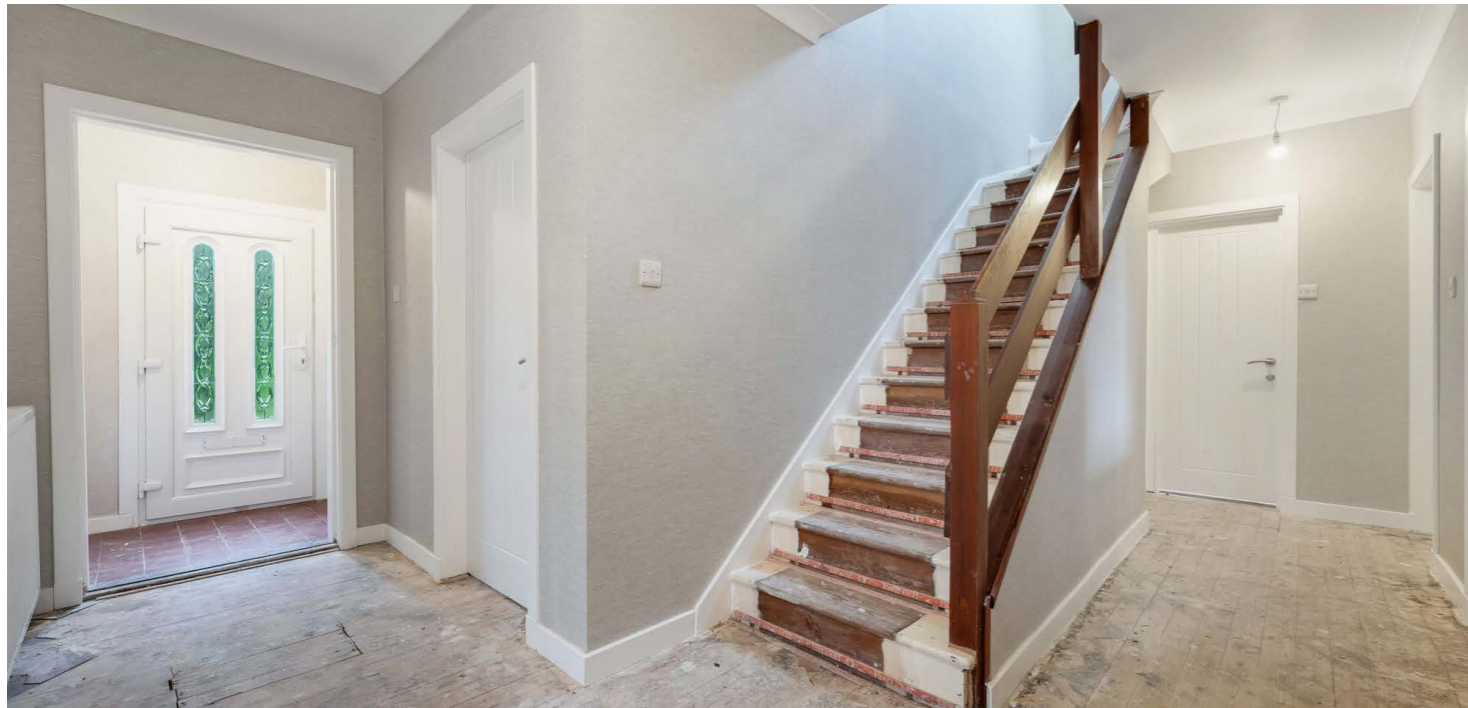
2 | PUBLIC ROOMS

An impressive and rarely available detached bungalow, set on a substantial corner plot, in a first class residential area, within walking distance of Alloway village, the seafront and the amenities of Ayr town centre.

36 Monument Road is a fantastic detached bungalow, with accommodation across six main apartments and extended into the original attic space to create a master bedroom with an en suite. Set on an attractive corner plot, with a south-west facing rear garden in one of Ayr's finest residential addresses, it is within easy walking distance of Rozelle Estate, the seafront and Alloway Village. This impressive property has recently had a full renovation with bright, neutral decor, a newly installed heating system, fully re-wired, newly fitted internal doors, a luxury fitted dining kitchen and new shower room suites. The spacious and flexible accommodation is predominantly on the ground floor and comprises two public rooms, four bedrooms (one with an en suite shower room), a family shower room and a dining kitchen. Mature and well-stocked garden grounds surround the property, with parking for several cars and a tandem detached garage with brick outbuildings.

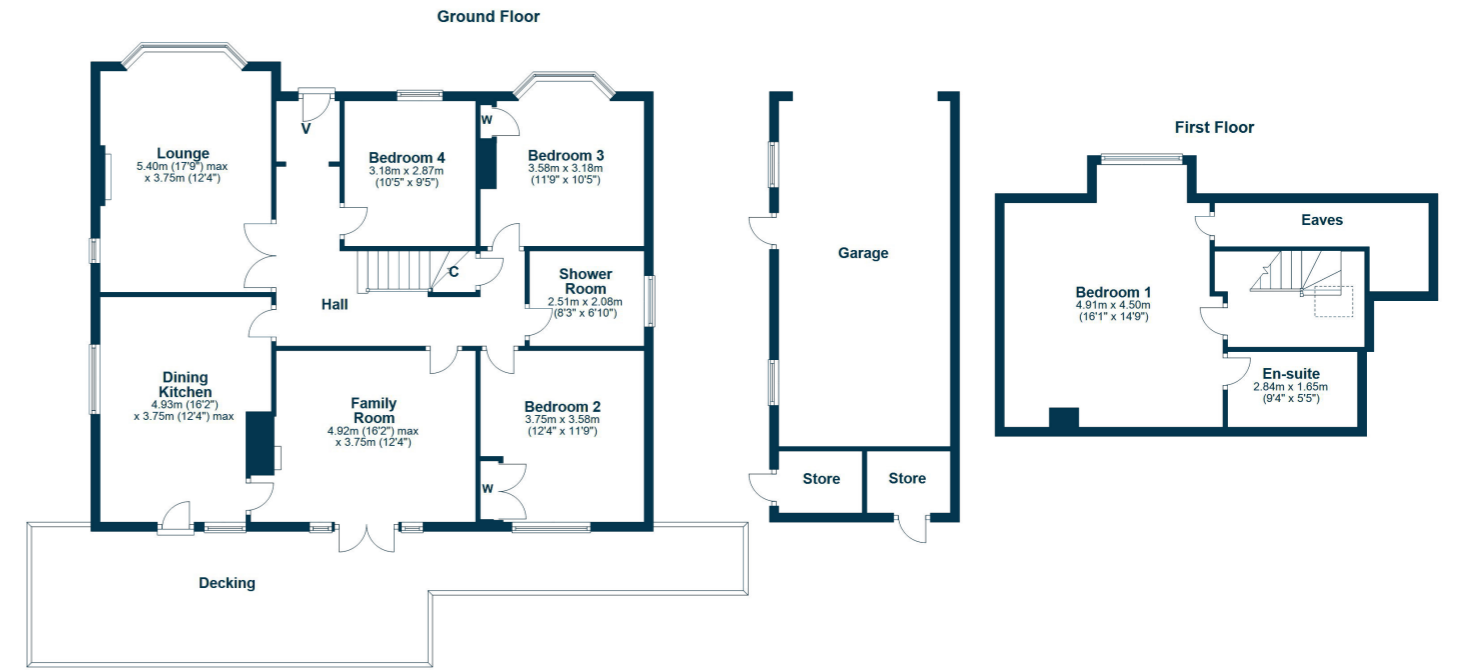
In more detail, the internal accommodation extends to a vestibule, a welcoming inner hallway with stairs to the upper floor and under stairs storage, a spacious bay-windowed lounge, with a feature fireplace, a large dining kitchen with ample wall and base units and a door out to the rear garden, a family room/ dining room with French doors out to the rear, an open fireplace and a door linking into the kitchen, two downstairs double bedrooms, one with fitted wardrobes, a shower room suite and bedroom/ home office. On the upper floor the landing has a Velux window to create a bright open space and the master bedroom has an en suite shower room, a dormer window out to the front and access into the eaves.

Externally there are mature garden grounds that surround the property, with trees, shrubs and hard-landscaping to allow off road parking. The horseshoe drive has access from both Monument Road and Corsehill Road. There is gated access at both sides of the house round to the rear garden, which faces south-west and has a large decked patio, mature trees and lawn. There are two brick stores attached to the garage, which has an up-and-over door and a separate door to the side.









Monument Road connects Ayr with the historic village of Alloway and continues to be a highly regarded and sought after residential address. It is well-placed for all the amenities one would expect from a large coastal town, including a comprehensive range of retail shopping, restaurants and recreational facilities, including the popular Ayr Racecourse. Transport links include Prestwick International Airport and swift commuting to Glasgow and the surrounding areas via the electrified rail service or the A77/M77 road network.

AY5125 | Sat Nav: 36 Monument Road, Ayr, KA7 2QP

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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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