



20 FAIL AVENUE
TARBOLTON

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

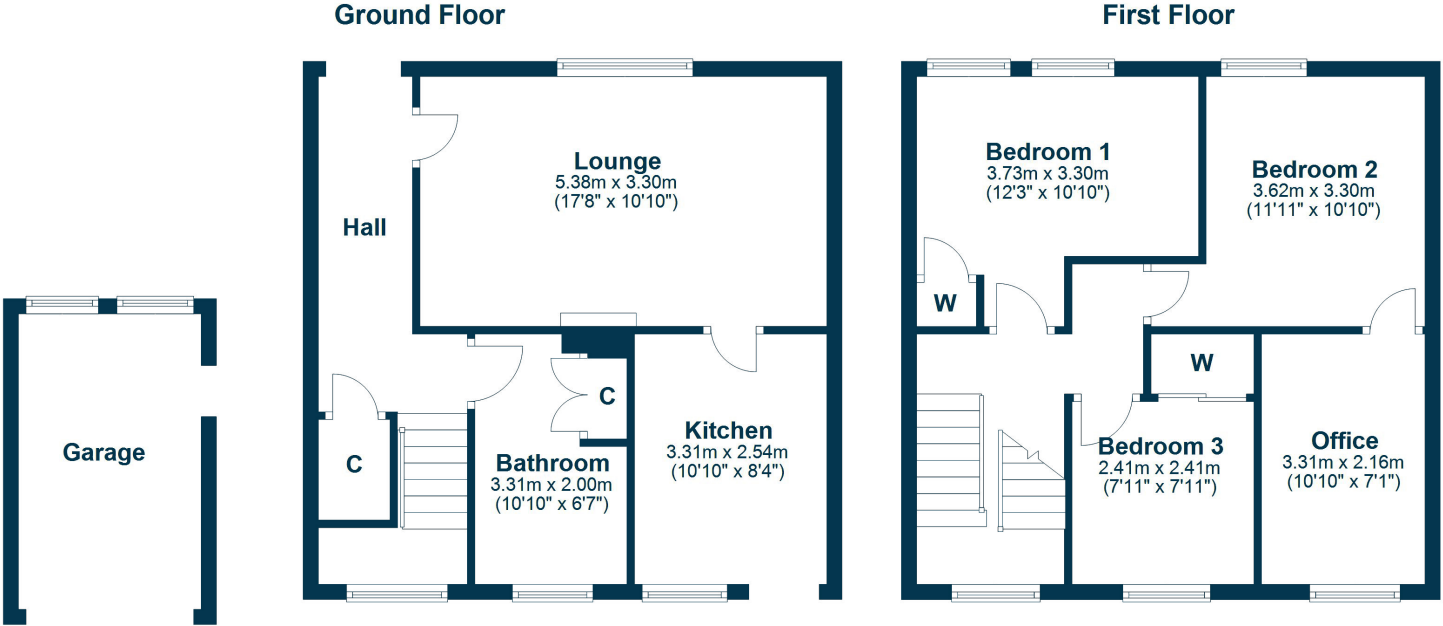
A beautifully presented end terraced family villa with substantial accommodation, generous garden grounds and situated in a quiet residential area of the popular and historic village of Tarbolton.

Tarbolton is a charming semi-rural village, situated close to Ayr & Prestwick, surrounded by rolling Ayrshire countryside and famous for its association with Scotland's National Bard, Robert Burns. Fail Avenue is a popular address, with a range of family homes that are within walking distance of the centre of the village, and number 20 is an excellent example of a modern end terraced home that will suit a range of buyers. The property has three bedrooms and an additional room that is currently utilised as a bedroom but could be utilised as a home office or dressing room, and ample living space on the ground floor. The property benefits from a newly installed air source heat pump heating system. There are also generous garden grounds across the preferred corner plot, with off road parking and access at the rear.

In summary, the internal accommodation extends to an entrance hallway with an under stairs storage cupboard, a spacious lounge with space for dining leading through to a modern fitted dining kitchen with a door to the rear garden, and a downstairs family bathroom suite with fitted storage. On the upper floor there are two large double bedrooms, one leading into a home office/ dressing room that is currently used as another bedroom, and a single bedroom. There is also loft access from the landing.

Externally there are gardens, laid with low maintenance in mind, that sweep around the front, side and rear of the property, with paved pathways, decorative aggregate and matures shrubs and hedging. There is a drive and garage to the rear, with lane access for off road parking.





Tarbolton is a popular village, located within close proximity of the market town of Ayr, Prestwick town, Prestwick Airport and the A77 for easy access to Glasgow and beyond. It is home to the famous Bachelors' Club, co-founded by Robert Burns in 1780 and is a place of national historic interest. There are some local amenities, including a highly regarded primary school and nursery and a comprehensive range of amenities can be found in the nearby towns of Ayr and Prestwick, with a mixture of retail shopping, transport links and recreational facilities. Tarbolton is within the catchment of Belmont Academy with a free school bus provided.

AY4696 | Sat Nav: 20 Fail Avenue, Tarbolton, KA5 5RQ

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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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