



# 3 BELMONT PLACE WEST

AYR

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c o r u m





**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A well presented traditional detached bungalow set in generous south facing gardens with attached garage and off street parking within a quiet cul-de-sac close to the town centre.**

Number 3 is a traditional detached bungalow which although requiring modernisation represents a rare opportunity to acquire spacious, all on the level living close to Ayr town centre and the railway station.

The property has been lovingly cared for and includes a fitted kitchen, luxury three piece shower room with easy entry shower, double glazing, gas central heating with a 'Worcester' boiler, neutral decoration and hatch access to the loft space which provides excellent storage.

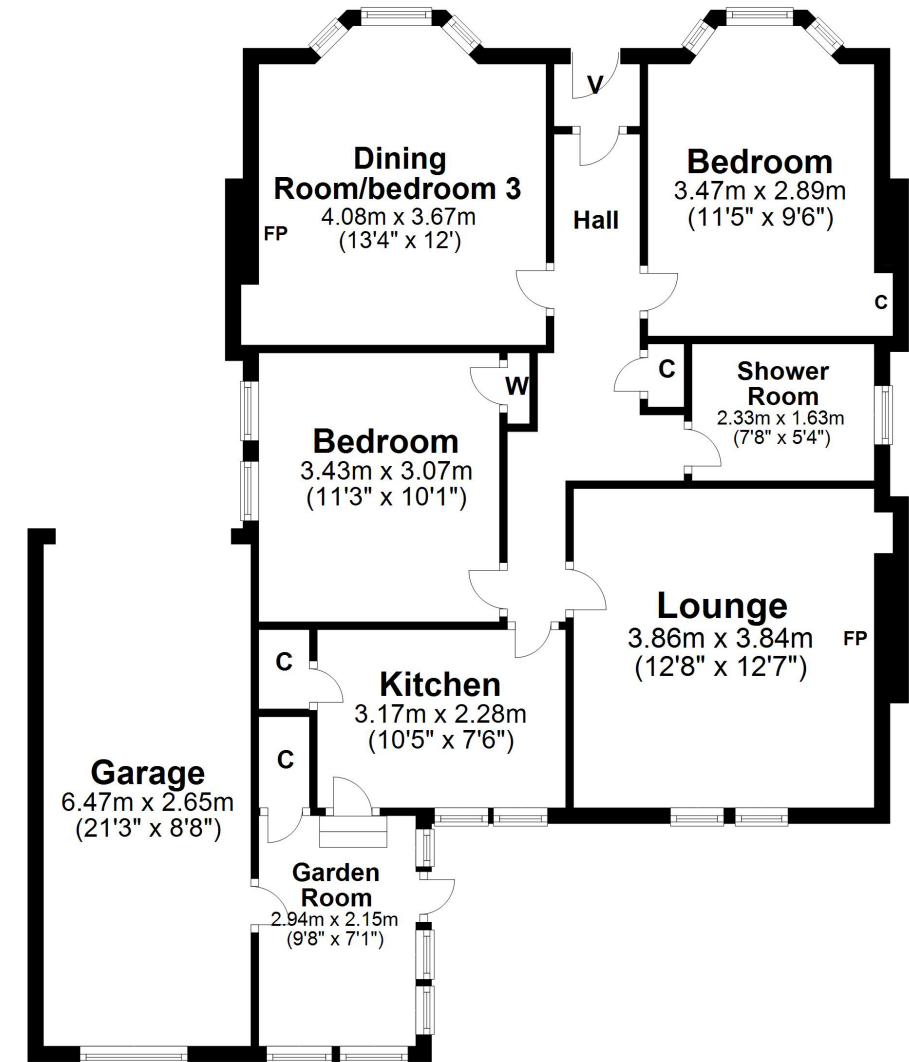
In summary the accommodation extends to, a vestibule, reception hallway, rear facing lounge, dining room/ bedroom 3, fitted kitchen, garden room with access to the rear garden and garage, two bedrooms and a tiled three piece shower room.

Externally the front is block paved providing off street parking for several vehicles and culminating to the side in the attached garage. The south facing rear garden is predominantly laid to low maintenance chips with well stocked shrubbery borders, patio and garden shed.









The property is perfectly placed close to a wide range of amenities including both Primary and Secondary schooling and local shops while Ayr town centre is close by and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas within five minutes walk.

**AY4920** | Sat Nav: 3 Belmont Place West, Ayr, KA7 2JR

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.





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