



112 ST LEONARDS ROAD

AYR

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c o r u m



4 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

A wonderful DEVELOPMENT OPPORTUNITY complete with planning permission granted for the building of a new bespoke dwelling house in a sought after residential area on the corner of St Leonard's Road and Bellevalle Avenue.

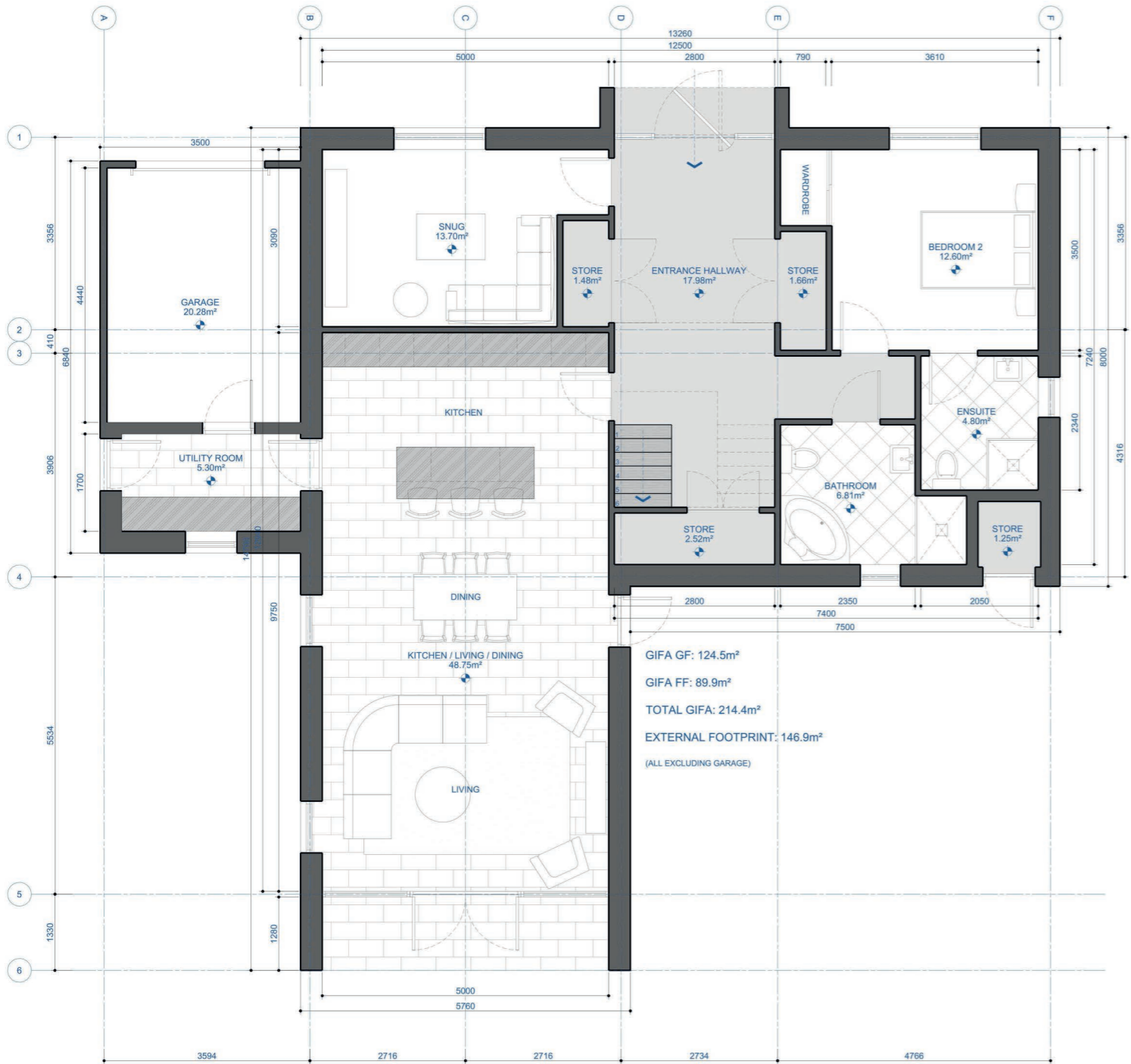
Number 112 is a traditional detached bungalow requiring complete upgrading and modernisation but offering generously proportioned, all on the level accommodation extending to seven principal apartments. Potential purchasers should note there is also planning permission granted to clear the existing dwelling and build a state of the art family home. The current property is set in generous level gardens with a driveway access off Bellevalle Avenue.

The current accommodation layout comprises of a welcoming reception hallway, lounge, dining room, kitchen, four bedrooms, study and bathroom. If the current property is retained then the layout could be reconfigured subject to any appropriate consents.

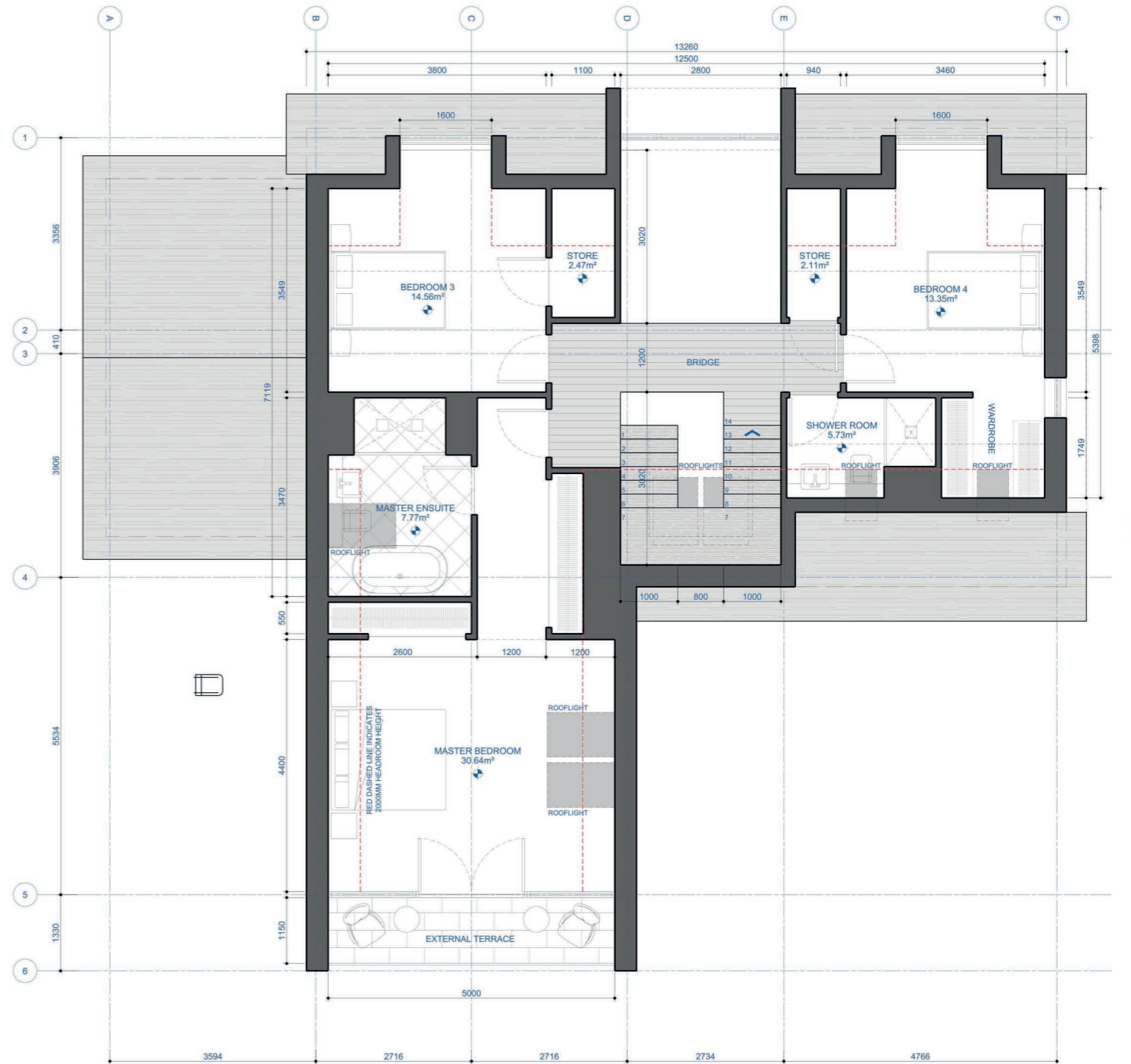
The planning permission (application 24/00158/APP) was passed in May 2024 with further details within the photos section of this listing and further information available through South Ayrshire Planning. The permission granted is for a stunning one and a half storey detached villa extending to circa 215 square metres (2307 square feet).

The new dwellings proposed accommodation comprises of, on the ground floor, a broad reception hallway, magnificent open plan kitchen/living/dining room, utility room with access to the garage, double bedroom with en-suite shower room and a sitting room/snug. Upstairs there are three further bedrooms including a master suite with en-suite shower room and external terrace. Completing the accommodation is a three piece shower room.

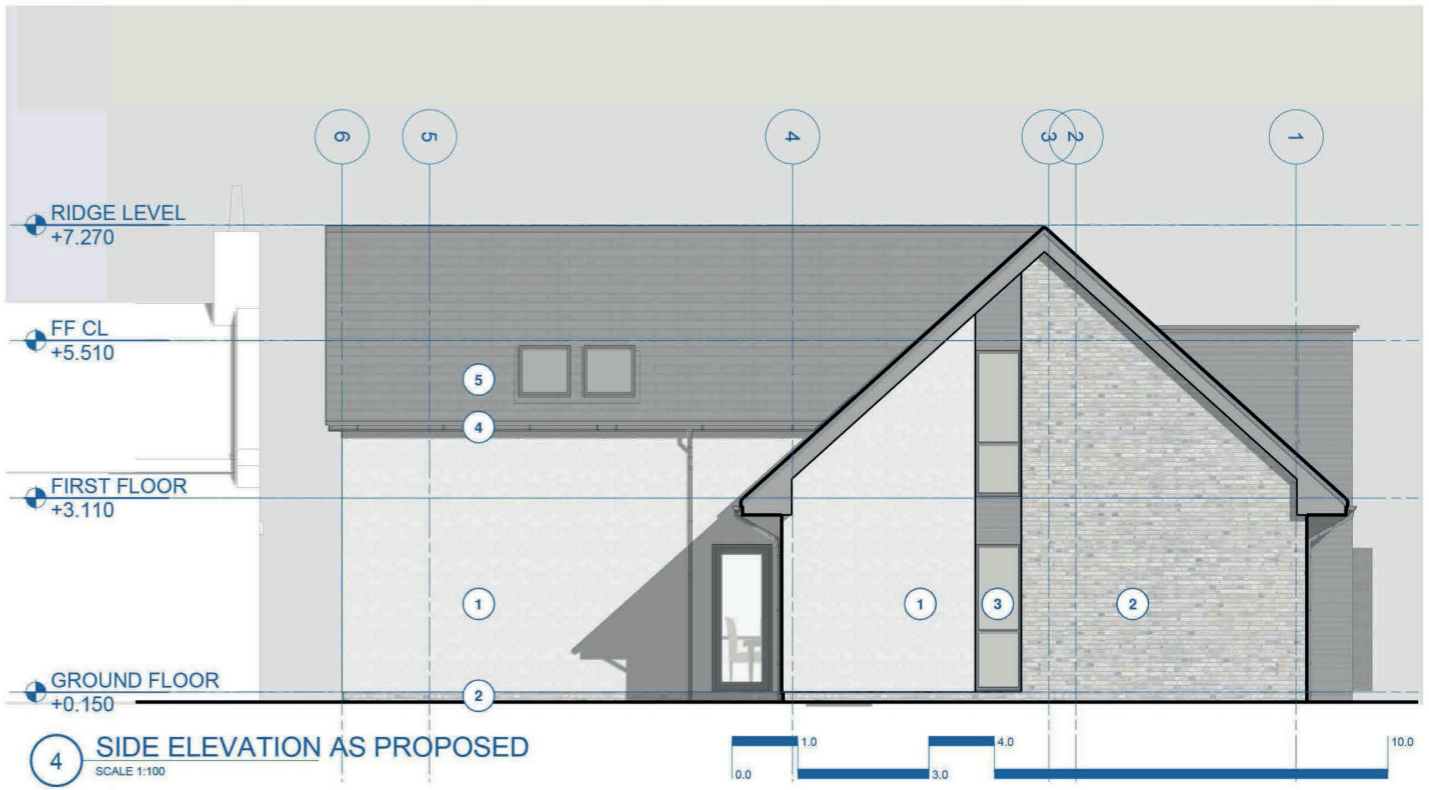
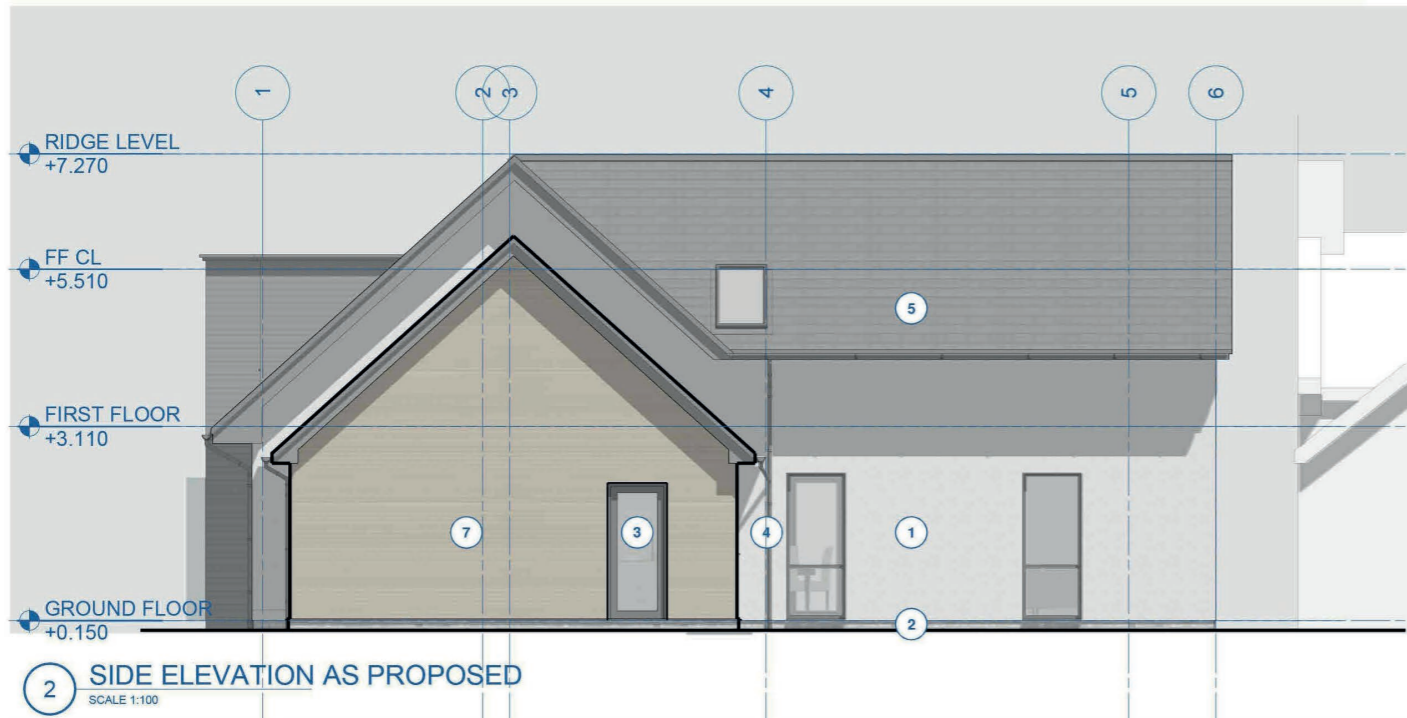




2 GROUND FLOOR PLAN AS PROPOSED
SCALE 1:50



1 FIRST FLOOR PLAN AS PROPOSED
SCALE 1:50









EXISTING FLOOR PLAN



St Leonards Road is well placed close to Ayr town centre and within close proximity to local amenities including both primary and secondary schooling. The town centre provides a comprehensive range of amenities including supermarket and retail shopping. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

AY5141 | Sat Nav: 112 St Leonards Road, Ayr, KA7 2PX

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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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