



11 BROOMFIELD ROAD

AYR

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c o r u m



4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

A wonderful and immediately appealing traditional attached villa presented in true walk-in condition and located in one of Ayr's very best residential addresses close to the town centre and seafront.

Number 11 is the major portion of a beautiful blond sandstone detached villa with generous and flexible accommodation arranged over two levels. No expense has been spared by the current owners in creating a quite stunning home including a large extension to the side and comprehensive upgrading and modernisation throughout. The extension to the side provides a further public room, bedroom and shower room (all with underfloor heating) and this could be utilised as a self-contained annexe if required.

Internally the property successfully blends modern finishes with traditional features including decorative cornice work, raised skirtings, wooden shutters and a period fireplace in the lounge. Modern finishes include a fitted kitchen, luxury bathroom and two en-suite shower rooms, double glazing, bi-folding doors to the rear garden, gas central heating, neutral decoration and quality floor coverings.

In summary the accommodation extends to, on the ground floor, an entrance vestibule, broad and welcoming reception hallway, bay windowed lounge, bay windowed dining/sitting room, modern fitted kitchen, bay windowed games/family room with bi-folding doors to the rear garden and double bedroom with three-piece en-suite shower room. Upstairs there are three bedrooms including a master with three-piece en-suite shower room and a four-piece family bathroom. The loft space provides extra storage and is accessed via a pull-down ladder.

Externally the property is entered via gates onto a block-paved driveway providing off-street parking for several vehicles. The front garden is predominantly laid to lawn with well-stocked shrubbery borders, mature trees and garden shed. The fully enclosed, south-westerly facing rear garden is accessed via bi-fold doors from the games/family room and has been hard-landscaped with decorative tiles.

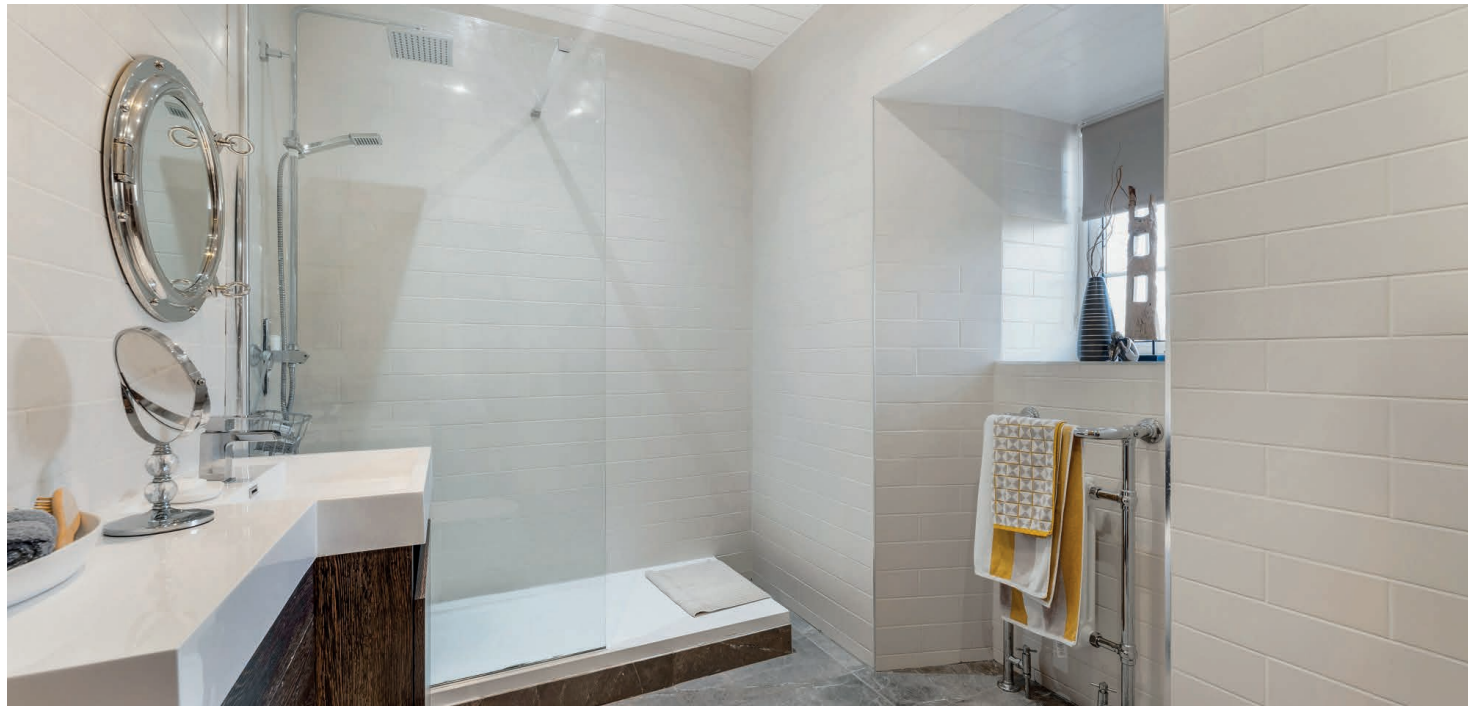
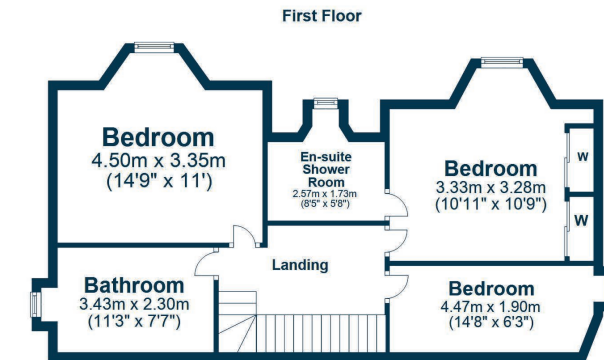
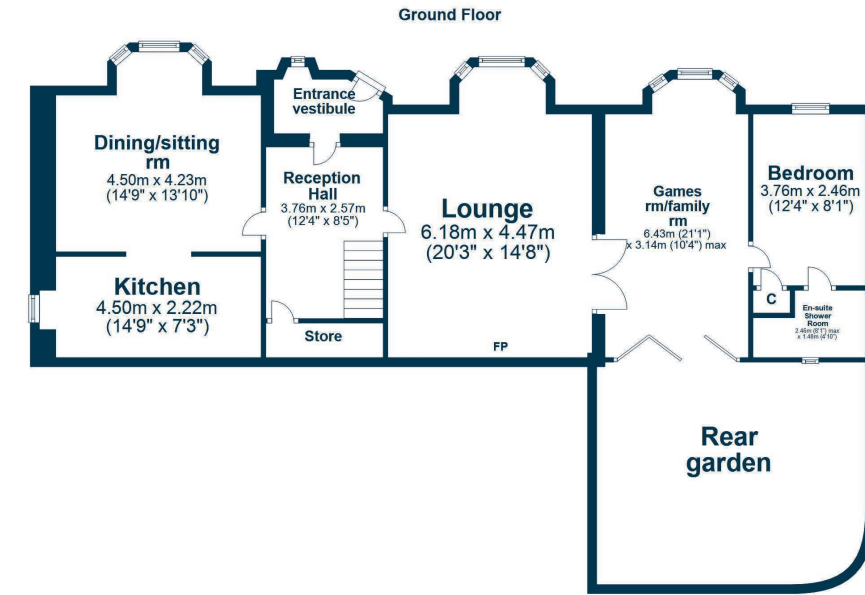












Broomfield Road is one of Ayr's most sought after residential addresses linking Carrick Road with Midton Road and therefore within close proximity to the Old Racecourse, sea-front and town centre. There are a wide range of amenities in the locality including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links to Glasgow.

AY5152 | Sat Nav: 11 Broomfield Road, Ayr, KA7 2SP

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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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