



17 BELLEVUE ROAD
AYR

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5 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

A substantial sandstone family home with a wealth of well-presented accommodation and private, south-facing gardens, set along Bellevue Road at the heart of the market town of Ayr.

Bellevue Road is a charming and sought-after tree-lined address, consisting of predominantly Victorian sandstone villas and conversions, and perfectly placed within walking distance of the town, transport links and the promenade. Number 17 is a truly magnificent semi detached traditional family villa that offers to the market an incredible amount of accommodation and living space across two floors and nine main apartments that extends to over 2300 sq ft. There is tasteful decor throughout, with luxury fixtures, quality floor coverings and an impressive range of period features and modern conveniences. The gardens perfectly compliment the interior, with a fully enclosed south-facing garden that has additional parking at the rear and a large detached garage accessed from the lane.

In more detail, the internal accommodation extends to an entrance vestibule, a welcoming hallway with a grand staircase leading to the upper floor and an under stairs storage cupboard, a bay-windowed lounge with a feature fireplace, a downstairs bedroom/family room with a patio door out to the rear and a feature fireplace, a cloakroom leading through to a WC, a utility room, a large breakfasting kitchen that leads through to a dining room, with patio doors out to the garden and a conservatory, which also leads to the garden. Stairs from the half landing lead to a luxury family bathroom, a study and a large bay-windowed master bedroom at the rear, and on the full upper floor there is a bay-windowed double bedroom, a fitted shower room, loft access, a single bedroom and a further double bedroom at the rear.

Externally there are gardens to the front and ample on street parking, with a paved pathway leading to the front door. The rear garden is fully enclosed, with a mixture of hard and soft landscaping, including a paved patio and lawn. There is a detached garage with gated access to it from the lane at the side.

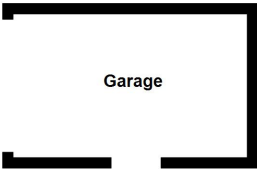




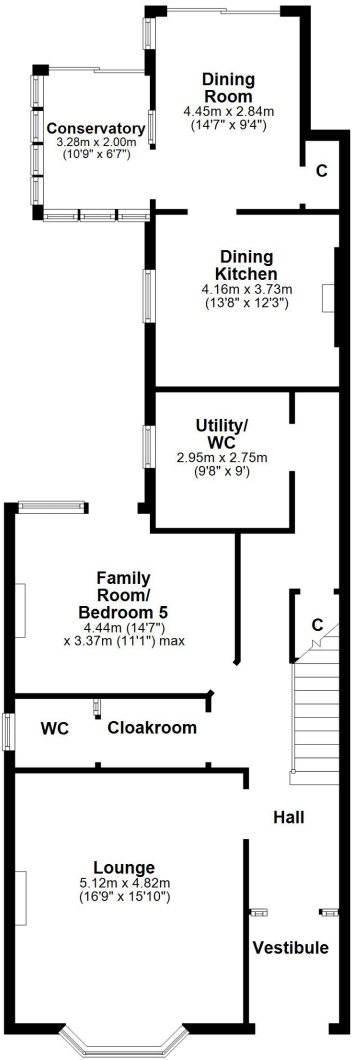




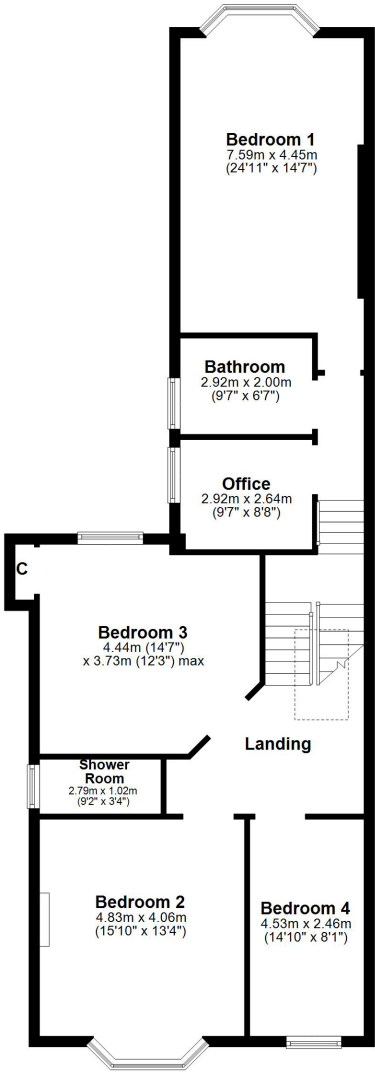




Ground Floor



First Floor



The market town of Ayr is a popular seaside town with a comprehensive range of amenities, including schools, shops, restaurants and bars, transport links to Glasgow and beyond, the nearby Prestwick International Airport, supermarkets and leisure facilities. Bellevue Road is within walking distance of the town centre, the seafront and the Old Racecourse, with various golf courses close by and luxury golf resorts located further afield throughout Ayrshire.

AY4978 | Sat Nav: 17 Bellevue Road, Ayr, KA7 2SA

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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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