



**32 HOLE ROAD**  
COYLTON

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c o r u m





#### 4 | BEDROOMS

#### 2 | BATHROOMS

#### 3 | PUBLIC ROOMS

**A stunning modern detached villa providing stylish and flexible accommodation extending to 7 principle apartments and set in outstanding landscaped south facing gardens.**

Number 32 is an impressive modern detached villa perfectly suited to the family market with spacious and flexible accommodation arranged over two levels and enjoying a fantastic position on the edge of the village. No expense has been spared in creating a wonderful home both internally and externally including the hard landscaping of the gardens.

Features and benefits include a modern fitted kitchen, quality three piece family bathroom with free standing bath and en-suite to the master bedroom, fitted wardrobes in all three upstairs bedrooms, extensive cupboard space, double glazing, gas central heating, neutral decoration and quality floor coverings including the extensive use of oak.

In summary the accommodation extends to, on the ground floor, a reception hallway, front facing lounge room open plan to the dining room, garden room with wood burning stove and bi folding doors to the rear garden, sitting rm/bedroom 4, fitted kitchen and useful utility room/wc. Upstairs there is a spacious landing, three double bedrooms and a three piece family bathroom. The master bedroom suite includes a luxury three piece en-suite shower room.

Externally the front garden is laid to block paving with surrounding decorative chips. The south facing rear garden is laid to decorative paving with composite deck and artificial lawn. Included in the sale will be two garden sheds.





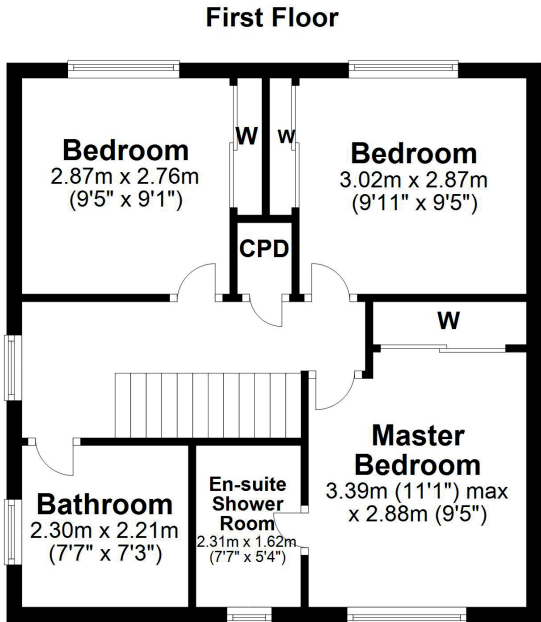
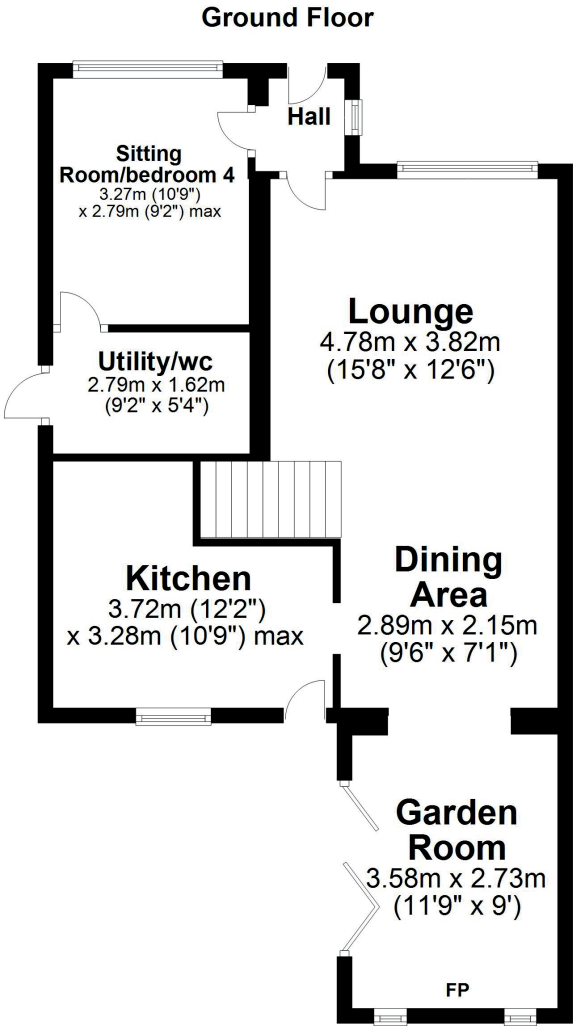












Hole Road is a popular residential address within the highly popular village of Coynton with local amenities and around 6 miles from the centre of Ayr. The village provides shops, chemist, library, recreational/sporting facilities and an excellent primary school. The nearby town of Ayr provides a more comprehensive range of amenities including retail and supermarket shopping and rail link to Glasgow.

**AY5171** | Sat Nav: 32 Hole Road, Coynton, KA6 6JL

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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Corum Ayr  
10 Beresford Terrace, Ayr, KA7 2EG

**Tel:** 01292 880 888

**Email:** [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)