



**59 BELMONT ROAD**

AYR

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c o r u m



3 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

**A stylish traditional detached 'Ecrepont' built bungalow with deceptively spacious accommodation over two levels, well maintained gardens, driveway parking and detached garage.**

Number 59 is an impressive and immediately appealing traditional detached bungalow which is offered to the open market for the very first time having been owned by the same family for 67 years.

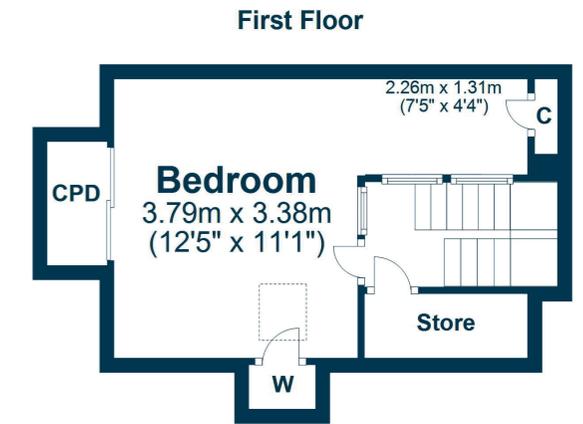
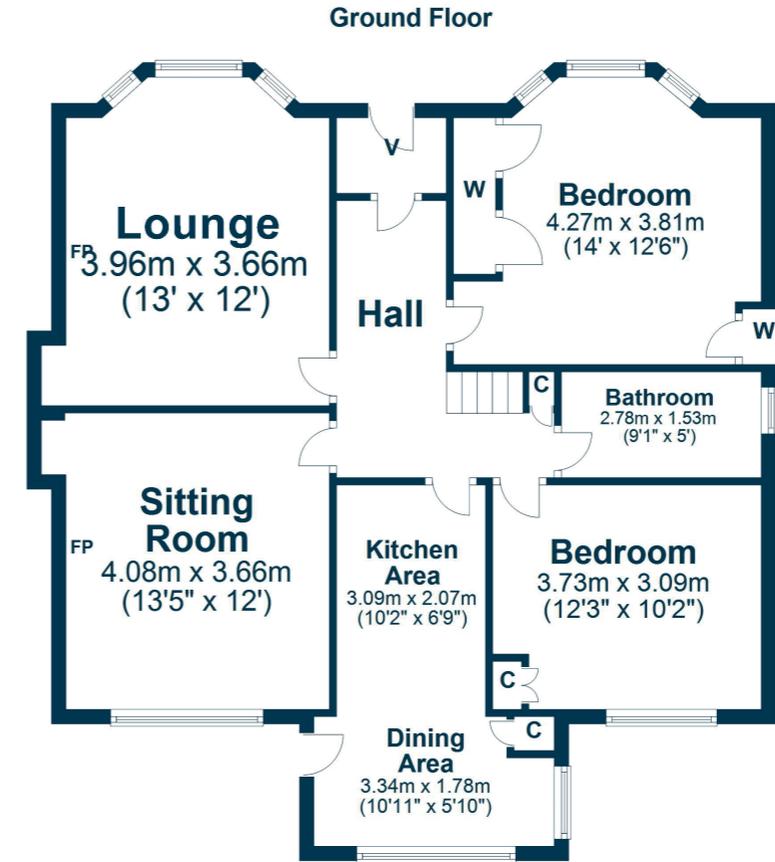
The property will suit a variety of potential purchasers including families and those clients seeking predominantly all on the level living and is perfectly placed close to schooling and local amenities while Ayr town centre and railway station are around 0.5 miles distant.

Features and benefits include a fitted kitchen, three piece bathroom, double glazing, gas central heating with a 'Vaillant' boiler and neutral decoration.

In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, bay windowed lounge, fitted kitchen open to the dining area with door to the rear garden, sitting room, two double bedrooms and three piece bathroom. Upstairs there is a further double bedroom and eaves storage.

Externally the property enjoys westerly facing gardens and driveway to the side culminating in the detached garage. The gardens are predominantly laid to lawn with well stocked shrubbery borders.





Belmont 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 and excellent transport links. For the commuter the A77/M77 links to Kilmarnock, Glasgow and surrounding districts.

**AY5176** | Sat Nav: 59 Belmont Road, Ayr, KA7 2PE

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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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