



**34 EARLS WAY**

DOONFOOT

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**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A charming semi-detached chalet villa presented in excellent condition with flexible accommodation which occupies well tended, mature gardens close to Greenan shorefront and Doonfoot Primary School.**

Number 34 is a semi-detached chalet villa which has been very well maintained by the current owners and provides flexible living space extending to six principle apartments arranged over two levels. The property will suit a variety of potential purchasers including families and indeed those clients seeking predominantly all on the level living without compromising on space.

Features and benefits include a modern fitted kitchen with integrated appliances and breakfast bar, generous room proportions, quality sanitary ware including a five piece bathroom, gas central heating, neutral decoration and extensive wardrobe/cupboard space.

In summary the accommodation extends to, on the ground floor, a vestibule, welcoming reception hallway, front facing lounge room with feature fireplace, dining room/bedroom 4, fitted kitchen open plan to the dining area with doors to the rear garden, double bedroom and three piece shower room. Upstairs there is a spacious landing, two further double bedrooms and a five piece bathroom.

Externally the property is centrally positioned within a generous plot with gardens to the front and rear. The front garden has an area of lawn with well stocked shrubbery borders and long driveway providing space for several vehicles and culminating in the detached garage. The fully enclosed rear garden is predominantly laid to lawn with shrubbery borders, mature plants and trees, patio areas and summerhouse.





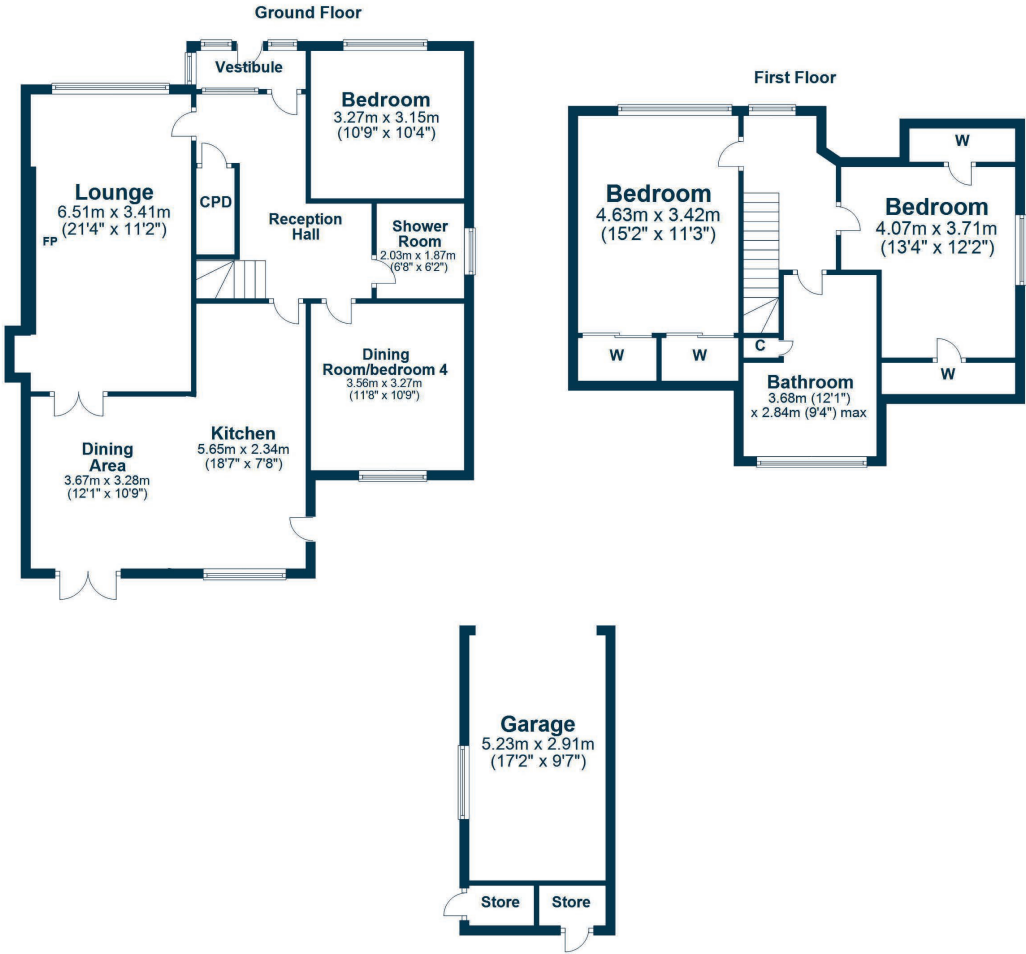












Earls Way is a wide residential street which runs from Dunure Road and culminates at Greenan shorefront. Number 34 occupies a wonderful plot with an open outlook to the rear and is very well placed for Doonfoot Primary School, local shops, cafe and the family orientated Balgarth Hotel. Ayr town centre is around 2.5 miles distant and provides a comprehensive range of retail and supermarket shopping while there are excellent road and rail links to Glasgow.

**AY5187** | Sat Nav: 34 Earls Way, Doonfoot, KA7 4HE

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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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