



**14 WARD COURT**

AYR

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A beautifully presented modern semi-detached villa within a quiet residential development with south facing gardens and located adjacent to Heathfield Primary School.**

Number 14 is a modern semi-detached villa perfectly positioned within a quiet, residential development and suited to a variety of potential purchasers. The property enjoys an enviable position on a corner plot with long driveway and fully enclosed, south facing rear garden.

Internally the property has been comprehensively upgraded and modernised by the current owners and provides all the conveniences one would expect from a modern home including a modern fitted kitchen (integrated appliances and Quartz work surfaces), three piece bathroom and quality floor coverings. In addition there are fitted wardrobes in two of the bedrooms, good cupboard space, gas central heating with a 'Worcester' boiler, double glazing and neutral decoration.

In summary the accommodation extends to, on the ground floor, an entrance hallway, lounge and open plan dining kitchen with door onto the rear garden. Upstairs there are three bedrooms and a three piece bathroom. The partially floored loft space is accessed via a pull a down ladder and provides further storage.

Externally the front garden is laid to lawn with shrubbery border and driveway parking to the side with space for several vehicles. The rear garden is south facing and predominantly laid to lawn with patio area. Included in the sale will be two garden sheds.









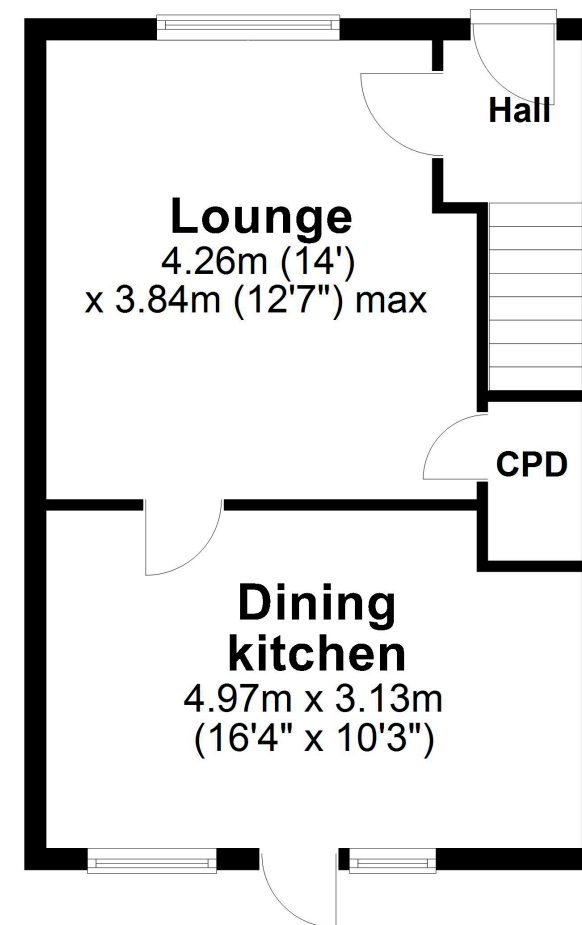




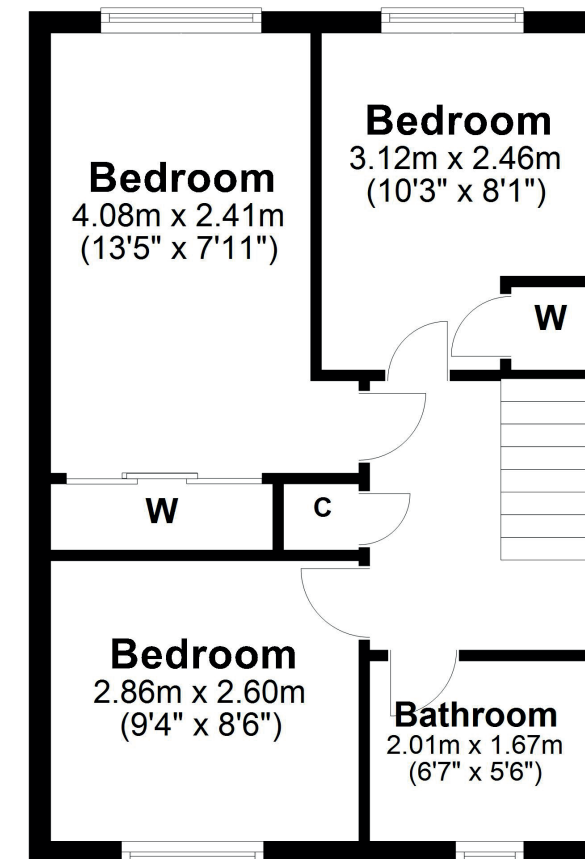




## Ground Floor



## First Floor



Ward Court forms part of a stylish development perfectly placed for both Ayr and Prestwick town centres and the bypass linking to Glasgow. Both Ayr and Prestwick provide a wide range of amenities including supermarket and retail shopping, transport and recreational facilities. In addition there is excellent schooling within close proximity including Heathfield Primary which is within easy walking distance.

**AY5205** | Sat Nav: 14 Ward Court, Ayr, KA8 9DZ

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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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