



**37 BELLEVUE CRESCENT**

AYR

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c o r u m



**5 | BEDROOMS**

**3 | BATHROOMS**

**3 | PUBLIC ROOMS**

**A stunning mid-terrace villa providing exceptionally spacious, family sized accommodation and private, landscaped gardens perfectly positioned adjacent to the town centre.**

Number 37 is a traditional mid-terrace villa which provides extensive, flexible accommodation presented in very good order throughout with modern and period features combining to create a wonderful family home. Particular mention should be made of the fabulous open plan living space to the rear with doors to the garden and incorporating a bespoke fitted kitchen, dining and sitting areas.

Retained period features include intricate cornice work, generous room proportions, carved balustrade and original doors and skirtings. Modern finishes include a bespoke fitted kitchen with centre island and integrated appliances, luxury sanitary ware, quality floor coverings, gas central heating with a 'Worcester' boiler (housed in the utility room) and neutral decoration.

In summary the accommodation extends to an entrance vestibule, broad and welcoming reception hallway, front facing bay windowed lounge, double bedroom with three piece en-suite shower room, rear hall, sitting room, open plan kitchen/dining/family room, utility room and three piece bathroom. Upstairs there is a spacious landing, four further bedrooms and a three piece shower room.

Externally the gardens have been professionally landscaped and are designed for low maintenance. The front garden is laid to decorative paving with both chipped and shrubbery borders and paved pathway. The private rear garden (which has gated access from the rear lane with space for parking) consists of well stocked shrubbery borders, generous paved patio area and garden shed.

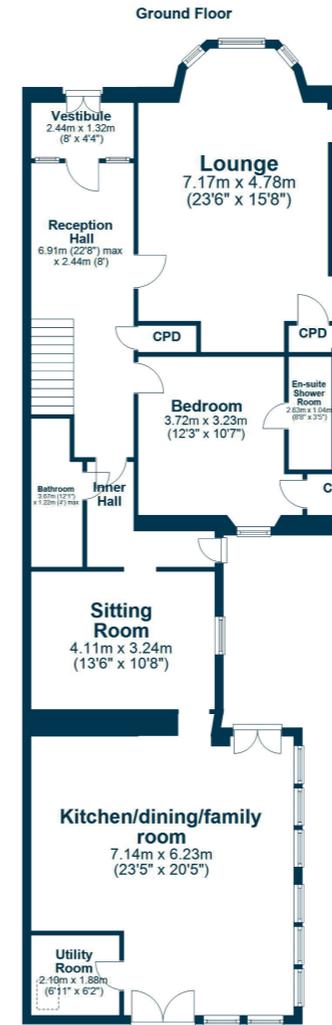












Bellevue Crescent is a charming tree lined address considered one of Ayr's finest residential locations. It lies just south of the town centre and a short walk to the seafront and low green. Ayr provides excellent amenities including a mainline rail link to Glasgow as well as a variety of retail shopping, transport and recreational facilities. In addition there is both primary and secondary schooling close by including Wellington School.

**AY5241** | Sat Nav: 37 Bellevue Crescent, Ayr, KA7 2DP

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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