



**61 ROWAN CRESCENT**

AYR

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- 4 | BEDROOMS
- 2 | BATHROOMS
- 3 | PUBLIC ROOMS

**A well-presented and impressively extended detached family villa in Masonhill, set in a quiet cul-de-sac, with spacious, modern accommodation, a detached garage and private landscaped gardens.**

61 Rowan Crescent offers to the market an excellent opportunity to purchase an impressive detached villa in the popular Masonhill area of Ayr. Not only is this fantastic family home perfectly situated for access to all the main amenities of the town, including excellent schools, but it also has spacious and extended modern accommodation, generous, private landscaped garden grounds, an impressive attached greenhouse, flexible living space and a large detached garage. There is gas central heating, double glazing, an extended workshop, a downstairs bedroom with a WC/ utility off, off road parking and ample storage throughout. Viewing is highly recommended to appreciate both the prime location and the excellent living space on offer.

In more detail, the internal accommodation extends to an entrance hallway with stairs leading to the upper floor and under stairs storage, a spacious lounge with a feature gas fireplace and double glass doors leading to a dining room, a fitted kitchen, a large workshop with electric sockets and a sink, currently used for gardening, a downstairs double bedroom with fitted wardrobes and a WC that has been adapted for use as a utility and could be reconfigured to create a full en suite. On the upper floor there are two large double bedrooms, both with fitted wardrobes, a single bedroom with fitted wardrobes, storage and loft access off the landing and a fitted family bathroom suite.

Externally the front gardens have decorative aggregate and a mature tree. There is a large driveway along the side of the property leading to the detached garage and gated access to a gorgeous landscaped rear gardens, with raised borders that include a range of shrubs and plants. There is an Indian Slate patio and steps down to a covered walkway with two garden sheds. The property also has an attached greenhouse, styled similarly to a modern conservatory, with water and power and French doors out to the garden.





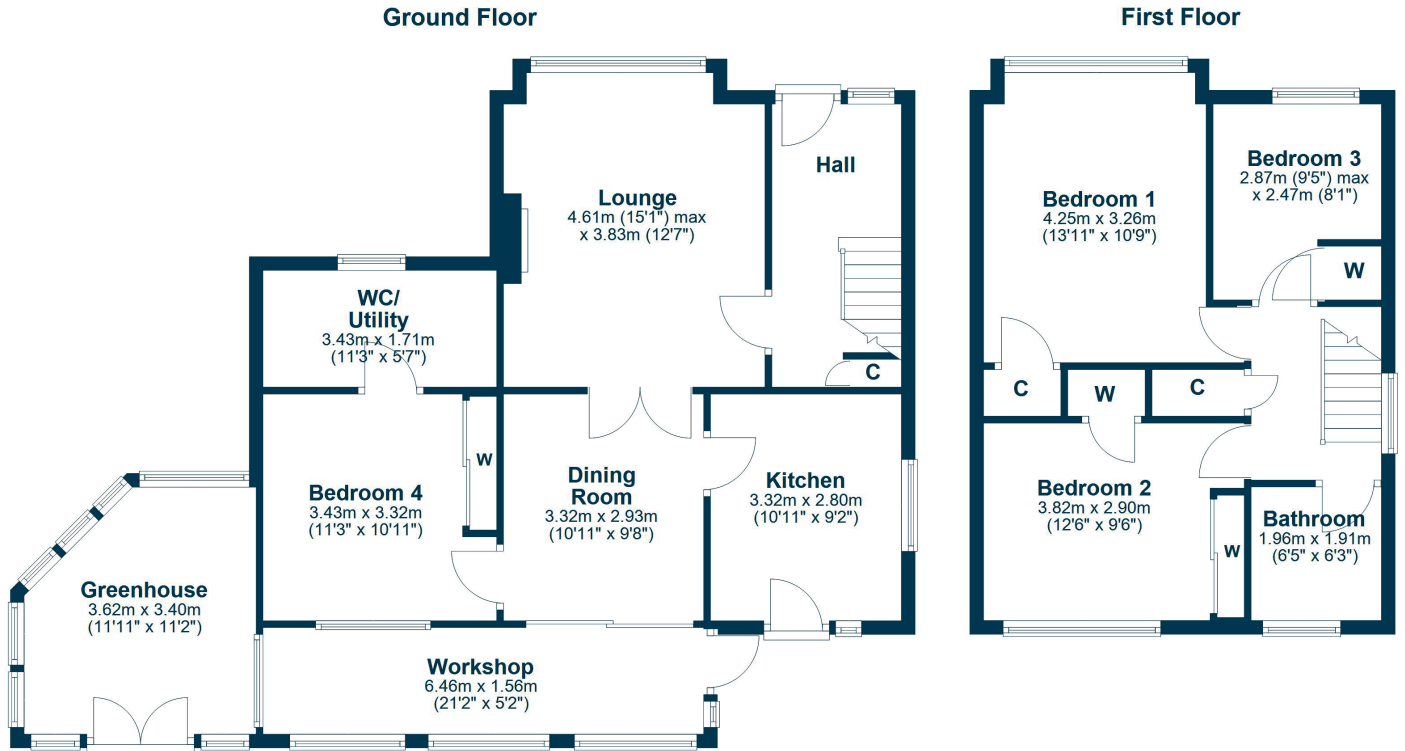












Masonhill is a popular residential area of Ayr and 61 Rowan Crescent occupies a first class position within it. The market town of Ayr has a comprehensive range of local amenities, including schools, shops, restaurants and bars, transport links to Glasgow and beyond, supermarkets and leisure facilities.

**AY5227** | Sat Nav: 61 Rowan Crescent, Ayr, KA7 3NA

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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