



**12 MORTON AVENUE**

AYR

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**3 | BEDROOMS**

**1 | BATHROOMS**

**2 | PUBLIC ROOMS**

**An impressive semi-detached villa with deceptively spacious accommodation over two levels and generous corner gardens in a quiet residential area.**

Number 12 is a semi-detached villa which is offered to the market for the first time in around 50 years. Although now requiring modernisation the provides extensive and flexible accommodation over two levels within a highly popular and quiet residential pocket close to Ayr town centre.

Features and benefits include a fitted kitchen, generous room proportions, excellent storage space and gas central heating.

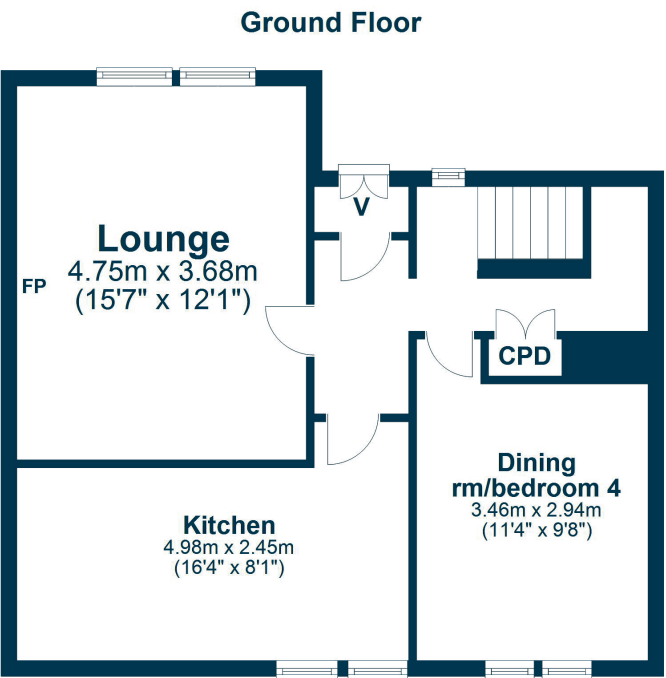
In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, front facing lounge, dining room/fourth bedroom and fitted kitchen with door to the rear garden. Upstairs there are three double bedrooms and a three piece bathroom.

Externally the property enjoys extensive gardens to the front, side and rear. The front and side garden are laid to lawn and shrubbery borders with mature trees. The fully enclosed rear garden is laid to decorative slabs.









Morton Avenue 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.

**AY5244** | Sat Nav: 12 Morton Avenue, Ayr, KA7 2NQ

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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