



71 CROFTHEAD ROAD

AYR

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

An immaculate detached villa set in generous gardens and suited to a variety of purchasers within close proximity close to shops and schooling.

Number 71 is a modern detached villa which has been comprehensively upgraded, modernised and reconfigured with an exceptional level of fixture and finish creating a wonderful home which enjoys an elevated position with views across the roof tops of Ayr to the Firth of Clyde and Arran from the upstairs front bedroom. The stylish and flexible layout will suit both the family market and indeed those clients seeking predominantly all on the level.

The property provides all the conveniences of a new home including a modern fitted kitchen, luxury sanitary ware, fresh carpets, gas central heating with an 'Ideal' boiler, neutral decoration and double glazing.

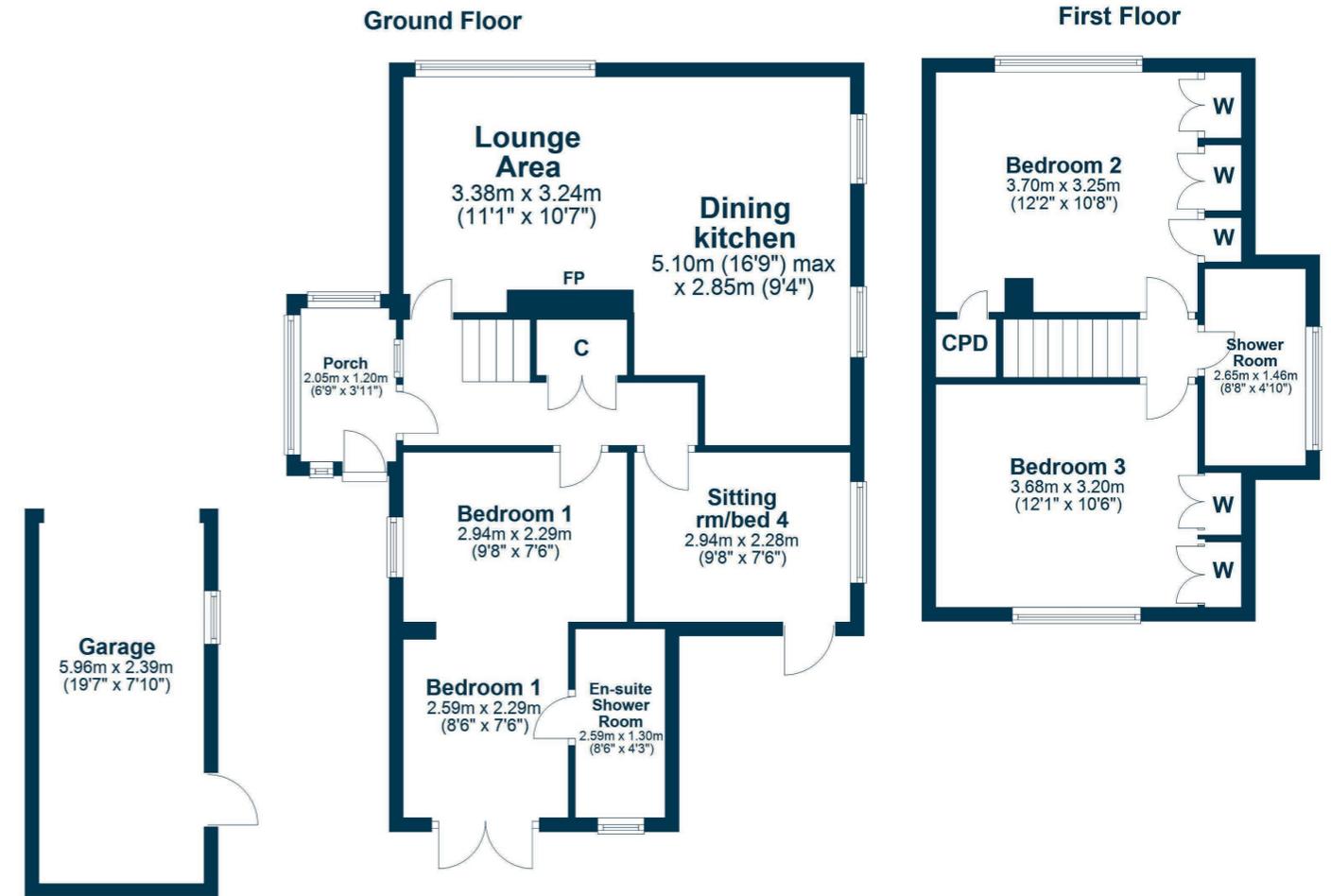
In summary the accommodation extends to, on the ground floor, an entrance porch, reception hallway, front facing lounge room with wood burning stove and open plan to the dining kitchen with fitted breakfast bar and a master bedroom with double doors to the garden and en-suite shower room. Completing the ground floor accommodation is a fourth bedroom/snug also with a door to the rear garden. Upstairs there are two further double bedrooms (both with fitted wardrobes) and a three piece shower room.

Externally the property enjoys south facing gardens with a chipped driveway to the side culminating in the detached garage. The gardens are predominantly laid to lawn with split level deck and chipped pathways. The garage has a courtesy door to the side.









Crofthead Road is located in the Masonhill area of Ayr which is perfectly placed for a wide range of amenities including both primary and secondary schooling, various shops and the A77/M77 bypass linking to Glasgow and surrounding districts. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY5252 | Sat Nav: 71 Crofthead Road, Ayr, KA7 3NE

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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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Corum Ayr
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk