



**1 FERN BRAE**

AYR

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c o r u m





**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

Immaculate and move-in ready, this beautifully presented two-bedroom end-terrace villa in Kincaidston offers generous living space, modern interiors, and a stunning west-facing garden. Highlights include an open-plan lounge/dining area, stylish kitchen with integrated appliances, a stylish modern bathroom, and excellent storage throughout. A superb home with private, enclosed outdoor space - ideal for first-time buyers, downsizers, or investors alike.

1 Fern Brae is a beautifully appointed two-bedroom end-terrace villa set within a popular residential pocket of Ayr. Immaculately presented and in true walk-in condition, this property offers stylish, low-maintenance living with generous indoor and outdoor space.

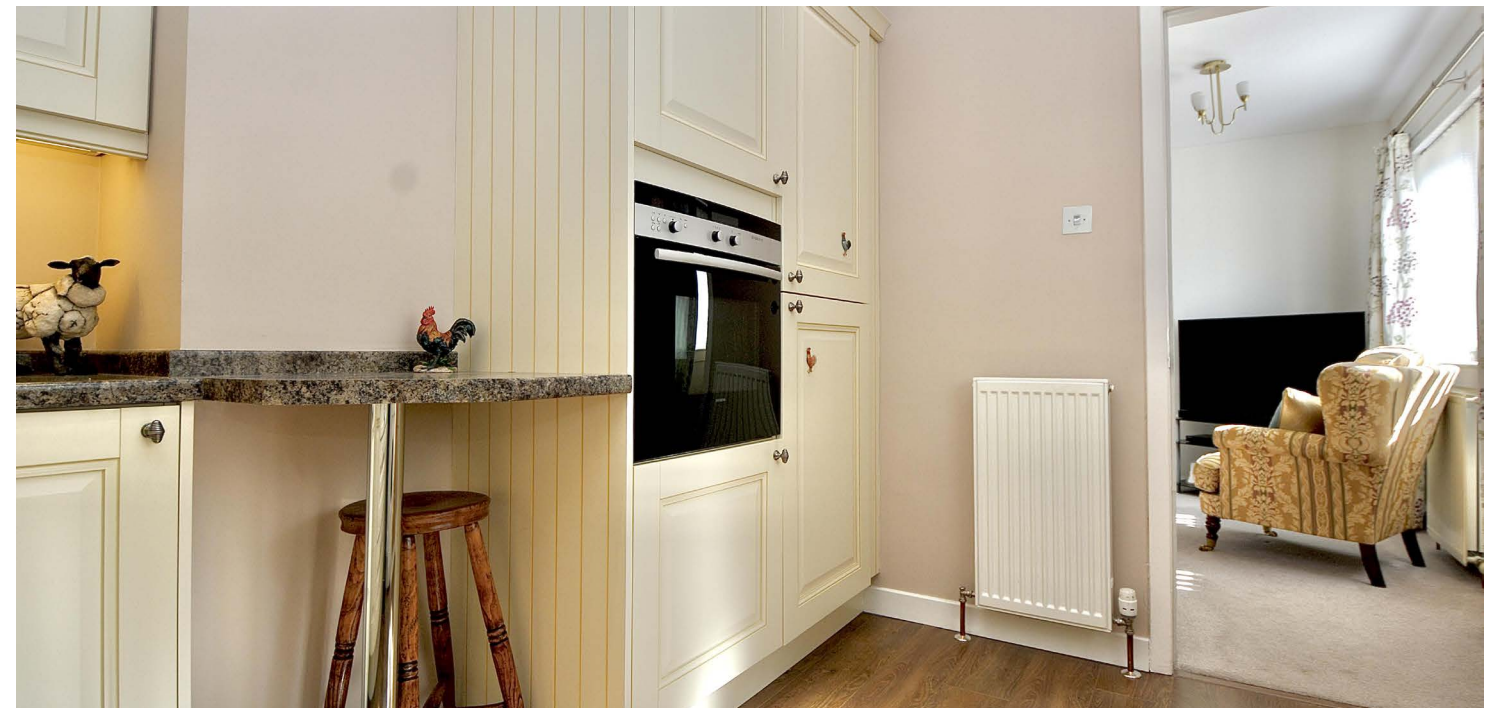
The ground floor has a welcoming entrance hallway, complete with two large storage cupboards and stairs to the upper level. The spacious lounge is bright with dual aspects and an open-plan dining area with storage cupboard. A modern fitted kitchen with integrated appliances and a washing machine leads directly out to the rear garden, offering seamless indoor-outdoor living.

Upstairs, there are two well-proportioned double bedrooms, including a main bedroom with built-in/fitted wardrobes. The upper landing also features a storage cupboard and a beautifully finished modern bathroom with a three-piece suite, shower over bath, sleek vanity units, and an additional storage cupboard.

Outside, the fully enclosed west-facing rear garden is a private sun trap, featuring new timber fencing, a chipped patio area, a garden shed, and easy-care landscaping. It's the perfect spot to unwind or entertain outdoors.

With tasteful décor throughout, double glazing, and gas central heating, this is a move-in ready home that combines comfort, style, and practicality with ample storage. Please note that the furniture may be sold with the property, if required.

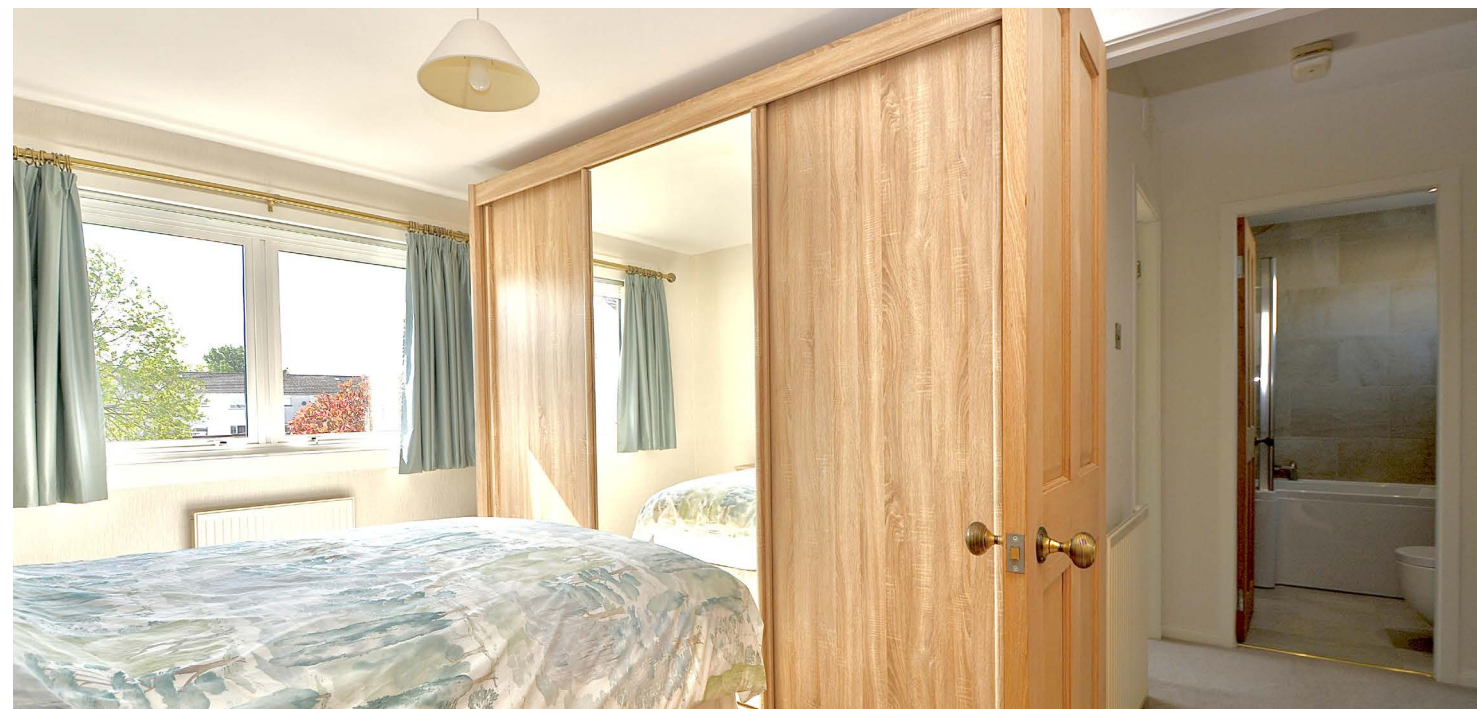




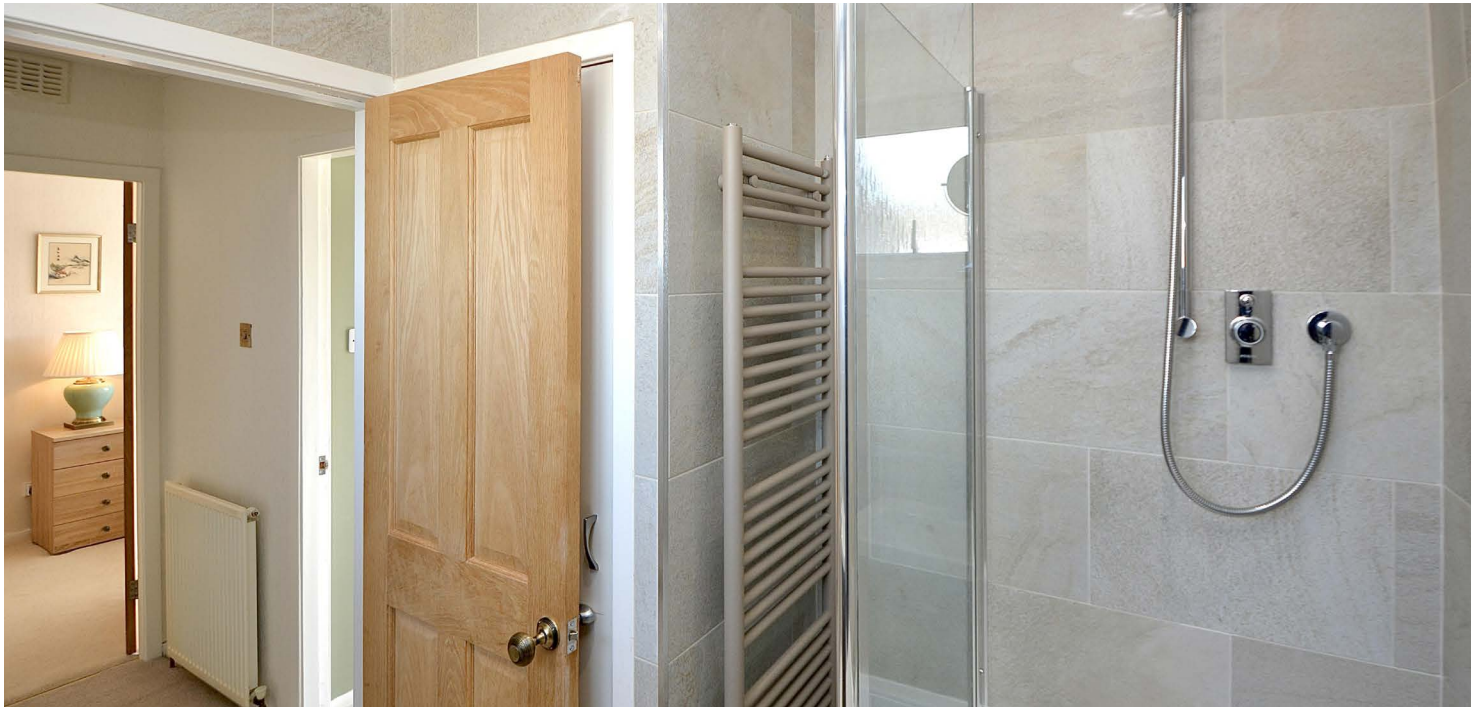




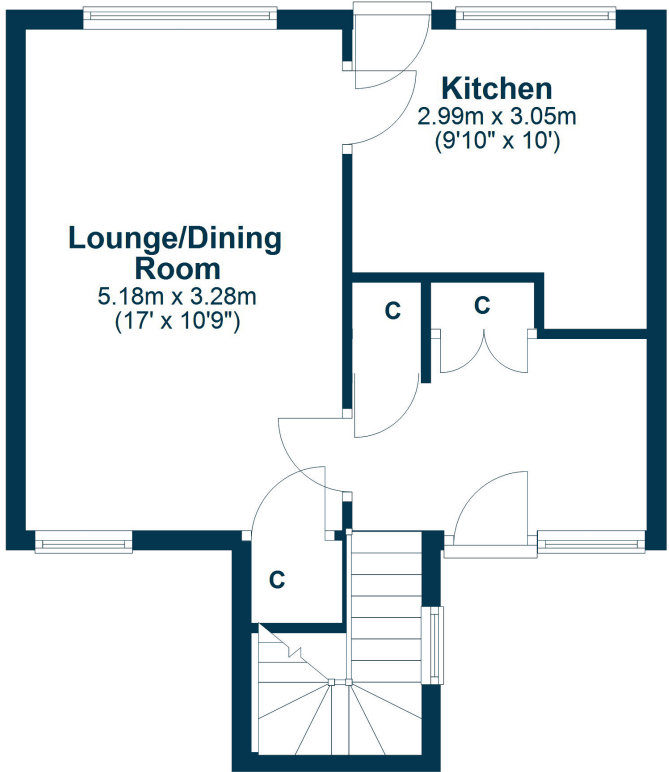




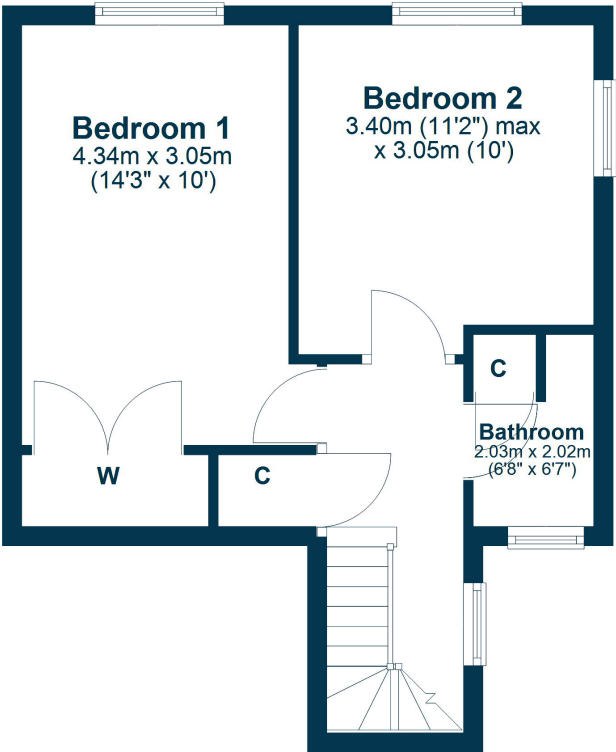




Ground Floor



First Floor



Kincaidston is a family-friendly residential area just minutes from Ayr town centre. It offers a peaceful setting with excellent access to local shops, primary and secondary schools, healthcare facilities, and regular public transport routes. The area is popular with a mix of families, professionals, and retirees.

Residents benefit from nearby green spaces and walking routes, while Ayr's bustling town centre, beachfront, and well-known golf courses are just a short distance away. For commuters, the A77 provides quick and easy access to Glasgow and beyond, making Kincaidston a practical and well-connected choice.

AY5276 | Sat Nav: 1 Fern Brae, Ayr, KA7 3XJ

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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](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)