



**19 OLD HILLFOOT ROAD**

AYR

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c o r u m





**2 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**Immaculate and in walk-in condition, this rarely available two-bedroom semi-detached bungalow offers stylish interiors, a sunny enclosed rear garden, off-street parking, and spacious living throughout - modern kitchen, separate utility room, w.c, bath and shower room.**

Number 19 Old Hillfoot Road is a beautifully presented, rarely available two-bedroom semi-detached bungalow in pristine walk-in condition, offering an exceptional level of style, space and comfort.

Step into the bright and welcoming L-shaped reception hallway, complete with a useful storage cupboard for coats and shoes. To the front, the formal lounge features a large bay window, flooding the space with natural light and creating a warm and relaxing atmosphere. The modern WC also includes an internal store, adding to the home's clever use of space. The modern fitted kitchen is equipped with integrated appliances and finished to a high standard, with a separate utility room for added convenience. Both bedrooms are generous doubles, with the master bedroom enjoying French doors that open out onto a private rear patio and garden area, which is the perfect spot to unwind outdoors.

To the rear of the property is a contemporary four-piece family bathroom with a walk-in shower and a separate bath. Externally, the rear garden is a real sun-trap - fully enclosed, low maintenance, and beautifully laid out with patio areas ideal for relaxing or entertaining. To the front, the property benefits from off-street parking via a private driveway.

This is a fantastic opportunity to secure a walk-in condition home in a quiet, established residential area. Early viewing is essential.





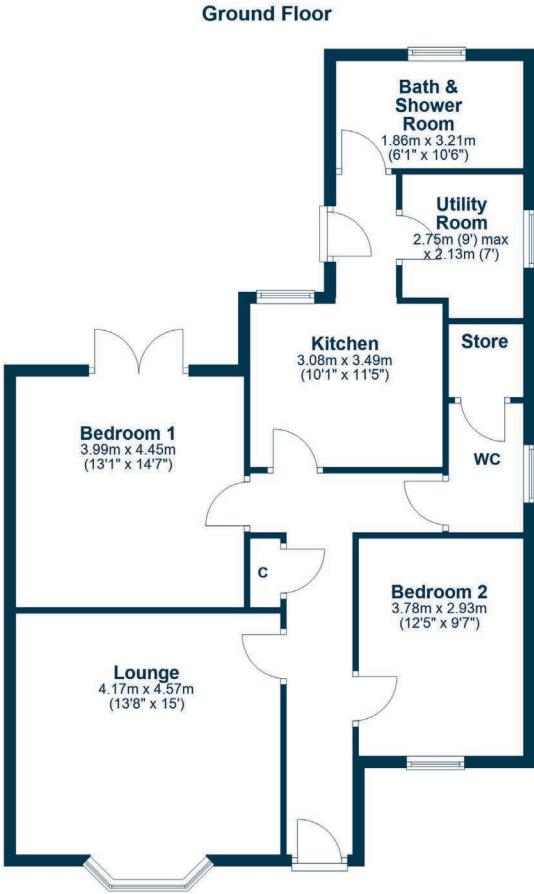












Old Hillfoot Road is tucked away in a peaceful, established part of Ayr's Forehill district, a highly regarded residential area popular with families, retirees, and professionals alike.

Conveniently positioned, the property is well served by local amenities including shops, schools, parks, and public transport links. Both Morrisons and Tesco supermarkets are within easy reach.

The town centre and Ayr beach are also within a short drive, offering a range of high street shops, cafés, leisure facilities, and coastal walks. Commuting further afield is simple too, with excellent road links via the A77 and regular train services from Ayr station.

Combining suburban tranquillity with easy access to the town and beyond, this location offers a fantastic quality of life on Scotland's beautiful southwest coast.

**AY5287** | Sat Nav: 19 Old Hillfoot Road, Ayr, KA7 3LW

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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