



# 12 BELMONT CRESCENT

AYR

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**An extremely spacious three bedroom semi detached villa enjoying a sought after position within this quiet residential location and open aspects to the front over a delightful grassed area.**

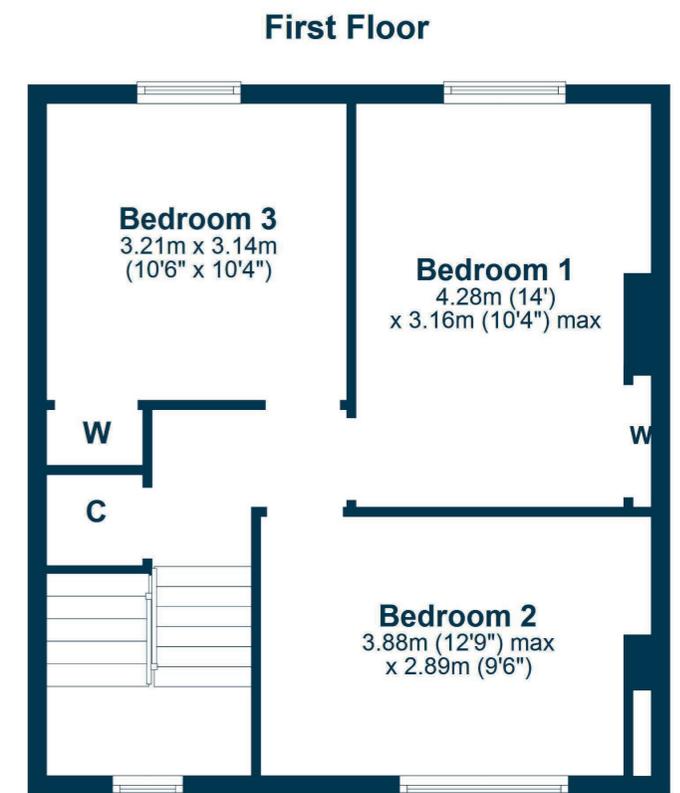
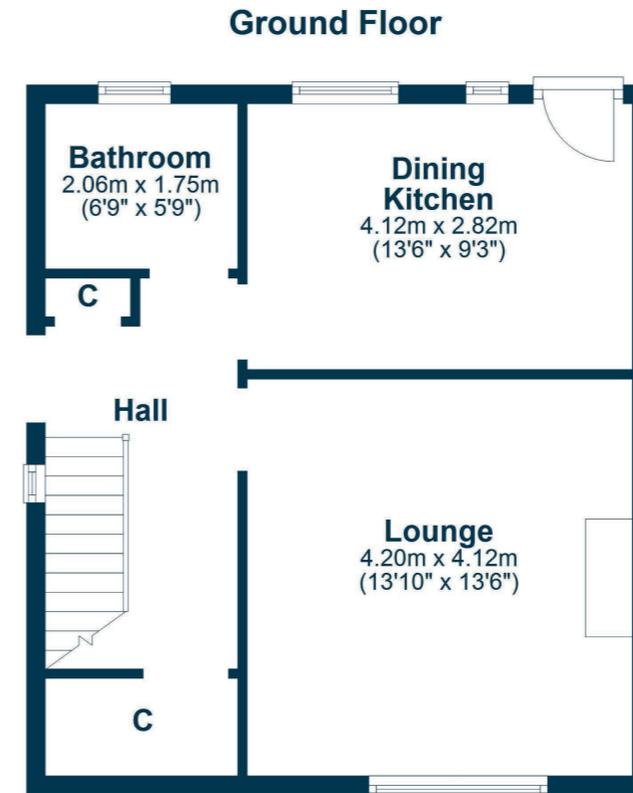
This immediately appealing family home is perfectly positioned within the quiet and tranquil surroundings off Belmont Crescent which offers a lovely outlook and formed around a large grassed play area with mature trees and greenery.

The property provides bright, spacious accommodation with features and benefits including a fitted dining kitchen with space for dining, large formal lounge with feature fireplace, wooden summer house, gas central heating and double glazing.

In more detail - accommodation comprises reception hallway with large storage areas, formal lounge with feature fireplace, fitted modern dining kitchen and downstairs bathroom. Upstairs, there are three double bedrooms (two with fitted wardrobe/cupboard space) and a walk in storage cupboard.

Outside, there is an easily maintained garden. The front has a paved driveway that provides off road parking, medium size lawn and shrubbery border. There is also an electric car charging point installed. The rear West facing rear garden has a paved patio, artificial lawn, wooden summer house with electrical power and a separate garden shed.





Belmont Crescent is located a short distance from Ayr town centre. Ayr itself retains a comprehensive range of retail shopping, transport and recreational facilities. Transport links include main line rail link that provides swift commuting to Glasgow and the surrounding areas via the electrified rail service or the A77/M77 road network.

**AY5314** | Sat Nav: 12 Belmont Crescent, Ayr, KA7 2NT

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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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