



# 15 TREEBANK CRESCENT

AYR

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### 3 | BEDROOMS

### 1 | BATHROOM

### 2 | PUBLIC ROOMS

**An immaculately presented three bedroom family home, with delightful hard-landscaped garden grounds, ample extended accommodation and ideally positioned close to excellent local schools and the amenities of Ayr town centre.**

15 Treebank Crescent is a fantastic example of a spacious and extended semi detached family home in the popular Masonhill area of Ayr. There are a number of highly regarded primary and secondary schools within the immediate local area, bus links into Ayr town centre and the nearby A77 allows swift commuting to Glasgow. The property is set within ample grounds and has spacious and flexible internal accommodation, with the addition of an extended family room at the rear, and modern fixtures and fittings throughout, including a luxury shower room suite and newly fitted kitchen. There are elevated views over Ayr and out to sea, and this immaculate home will suit a range of potential buyers.

In more detail, the internal accommodation extends to an entrance hall with stairs leading to the upper floor, a spacious lounge with a feature fireplace, a large modern newly fitted dining kitchen with under stairs storage, a separate utility room with a door to the side and a family room with French doors leading out to the rear. On the upper floor there is a family shower room suite, loft access, a storage cupboard on the upper landing and three bedrooms, including two large double bedrooms, all with fitted wardrobe space.

Externally there are gardens to the front, laid with hard landscaping and a driveway along the side, allowing off road parking. There is gated access round to a fully enclosed rear garden, with a garden shed, a paved and covered patio area, artificial lawn and an elevated area with decorative aggregate.









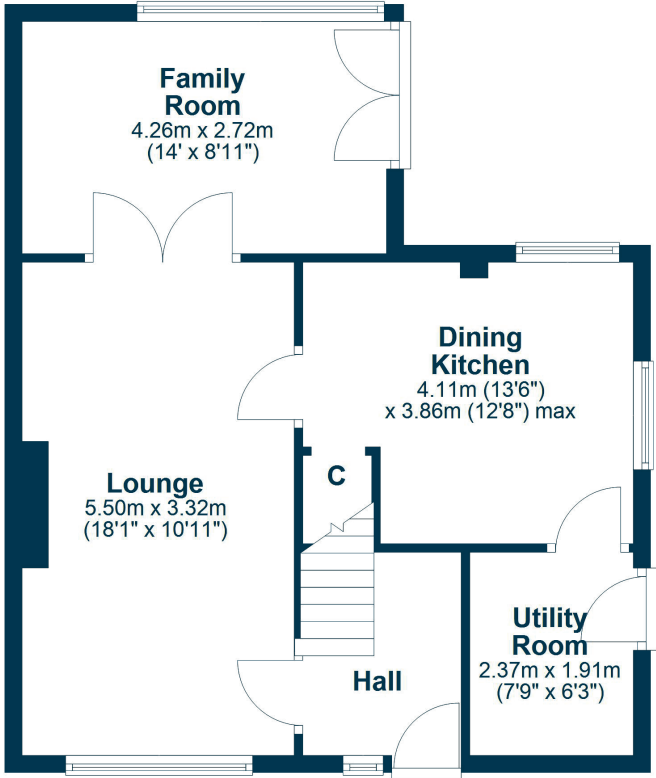




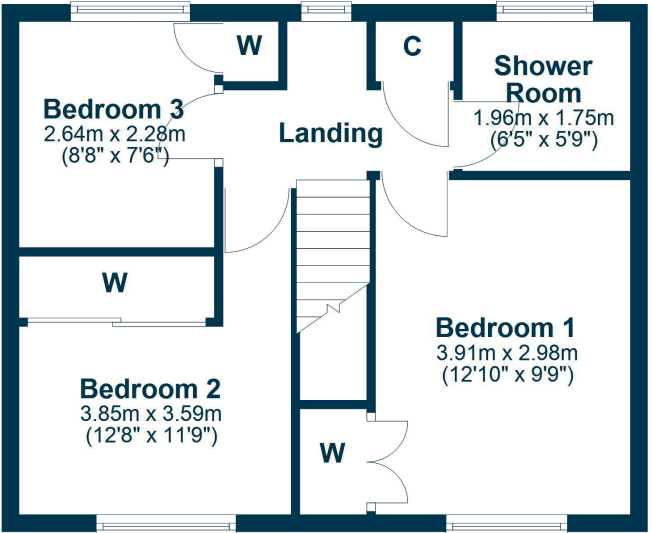




Ground Floor



First Floor



Treebank Crescent is an exceptionally convenient location for a number of amenities including Forehill Primary School, a range of shops and the bypass linking to Glasgow and surrounding districts. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities.

**AY5420** | Sat Nav: 15 Treebank Crescent, Ayr, KA7 3NF

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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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