



1A MANSE ROAD
COYLTON

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c o r u m



3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A spacious three-bedroom, three-reception detached villa in Coylton with flexible family living, modern en-suite bedroom on the ground floor, private gardens, monoblock driveway, and dining kitchen with direct access to the patio and private gardens.

1A Manse Road is a generous three-bedroom detached villa offering versatile accommodation across two levels. Designed with family living in mind, this home combines modern convenience with flexible space to suit a variety of lifestyles.

On the ground floor, you'll find a welcoming entrance porch leading into a broad reception hallway with deep storage cupboard and a WC. The front lounge, rear living room and bright conservatory provide three separate reception areas, ideal for entertaining or relaxing. The dining kitchen opens directly to the rear patio and gardens, perfect for outdoor dining. A ground-floor double bedroom with a stylish en-suite shower room provides a fantastic option for multi-generational living or visiting guests.

Upstairs, there are two generous double bedrooms, both with built-in wardrobes, alongside a contemporary family shower room.

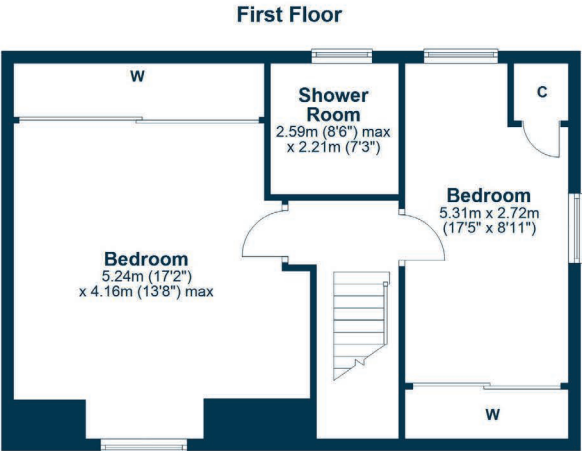
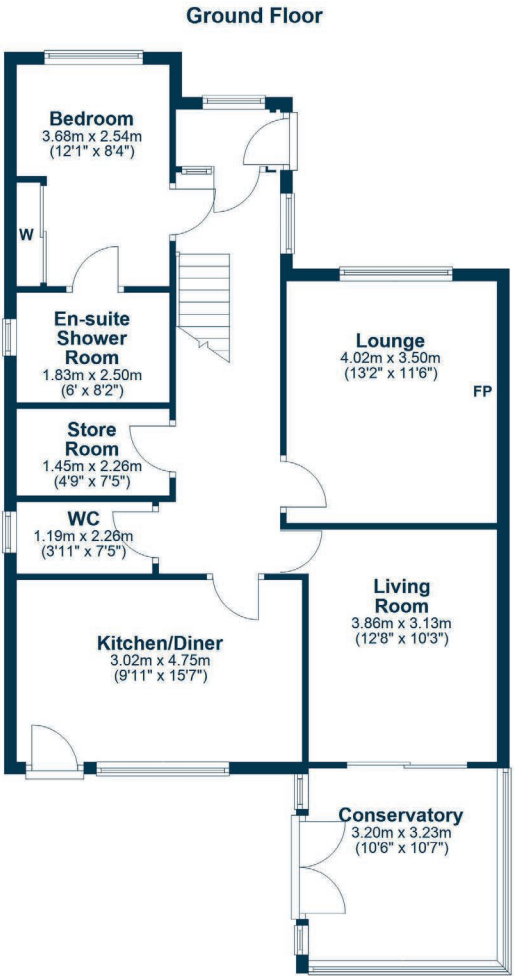
Outside, the property enjoys private rear gardens with a monoblock driveway providing off-street parking.

This is a superb family home in a sought-after village setting.









Coylton is a popular village just 5 miles east of Ayr, offering a great balance of countryside living with excellent local amenities. Everyday essentials are close by with a Spar convenience store, and a larger selection of supermarkets including Morrisons, Asda, and Tesco located in Ayr (around a 10-minute drive).

Families are well-served by Coylton Primary School within the village and secondary schooling available in Ayr.

For commuters, Coylton is just a short drive from Ayr Train Station (5.5 miles) and Newton-on-Ayr Station (6 miles), providing regular services to Glasgow in under an hour. Prestwick International Airport is also only 10 miles away.

AY5426 | Sat Nav: 1a Manse Road, Coylton, KA6 6LD

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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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