

Ayr

3 Monument Road



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A distinctive and immediately impressive five bedroom semi-detached villa with lovely mature gardens located just a short distance from Ayr town centre.

■ **Property Description**

This substantial traditional sandstone property offers generous accommodation across three levels with a flexible layout that would cater for the largest of families. Many of the original features have been retained whilst the rear section has been successfully reconfigured to foremost a superb open plan modern kitchen/family room with patio doors to the rear garden.

In detail the accommodation comprises vestibule, large reception hall, formal bay window lounge, separate formal dining room with French door to garden, fully fitted modern kitchen open plan to a pleasant family/sitting room, useful utility and shower room.

This first floor comprises three double bedrooms, a family bathroom and linen cupboard. The second floor has two further double bedrooms, shower room, box room and storage cupboard.

Outside the gardens offer a mix of soft and hard landscaped areas. The front garden has a tarmac driveway which provides private off road parking for two vehicles. The rear garden has a medium size lawn, paved patio and extensive shrubbery borders.

■ **Local Area**

Monument Road connects Ayr with the historic village of Alloway and continues to be a highly regarded and sought after residential address. The property is located close to the Old Racecourse and less than 0.5 miles from the town centre which provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links to Glasgow.

■ **Directions**

From the Corum office in Beresford Terrace proceed towards Alloway on Carrick Road which becomes Monument Road. Number 3 is on the left hand side.

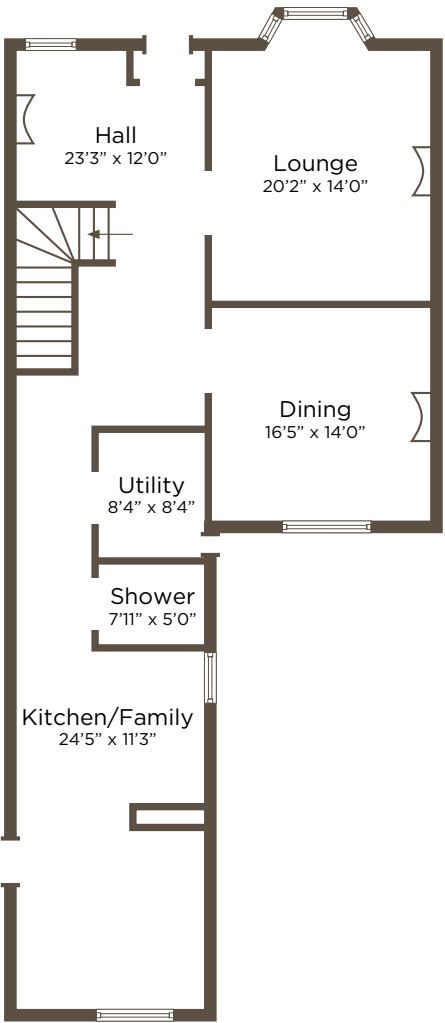




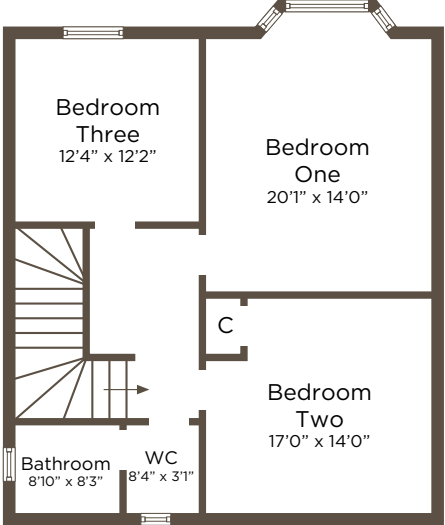




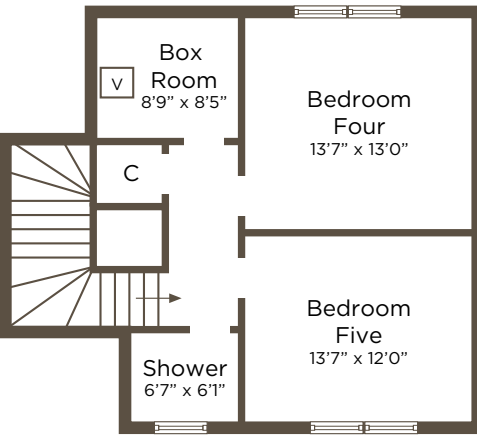
■ Ground Floor



■ First Floor



■ Attic



Ayr

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