



36 Sycamore Crescent,
Offers Over £170,000

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Welcome to this immaculately presented three-bedroom semi-detached home in Ayr's highly sought-after Masonhill district. This charming chalet-style property offers the perfect blend of character, comfort, and modern living across two thoughtfully designed floors.

Step inside to discover a welcoming entrance hall that leads to a stunning open-plan living/dining room – the heart of this exceptional home. Bathed in natural light, this versatile space creates the perfect setting for both everyday family life and entertaining guests. The contemporary kitchen offers sleek functionality with ample storage and workspace, while a spacious ground floor bedroom provides flexible accommodation options.

Ascend to the first floor where a bright landing connects two additional generously-sized bedrooms, each offering tranquil spaces for rest and relaxation. The stylish family bathroom completes the upper level with modern fixtures and finishes that reflect the property's impeccable standard throughout.

Outdoor living is equally impressive with a beautifully maintained front garden featuring a manicured lawn and attractive monoblock path. The substantial driveway provides excellent off-street parking, leading to a practical garage – perfect for storage or potential conversion (subject to necessary permissions).

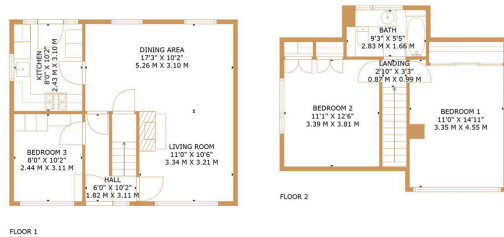
The enclosed rear garden is truly a hidden paradise, boasting:

- An expansive patio area ideal for summer barbecues and outdoor entertaining
- Meticulously maintained lawn space
- Secure boundaries offering privacy and peace of mind
- Convenient garage access

Located in the desirable Masonhill area, this exceptional property enjoys proximity to excellent schools, amenities, and transport links, while maintaining a peaceful residential atmosphere.

This immaculate home represents a rare opportunity to acquire a move-in ready property in one of Ayr's most coveted neighborhoods. Early viewing is strongly recommended to appreciate the quality,

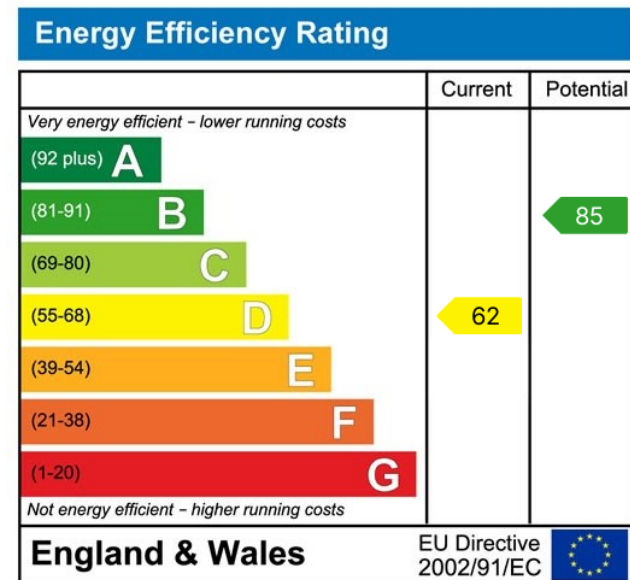




TOTAL: 961 sq. ft, 89 m²
 FLOOR 1: 530 sq. ft, 49 m², FLOOR 2: 431 sq. ft, 40 m²
 EXCLUDED AREAS: GARAGE: 225 sq. ft, 21 m², LOW CEILING: 4 sq. ft, 0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. © FOUR WALLS MEDIA



- Immaculate condition
- Desirable area
- Open plan living / dining area
- Large patio area
- EPC Rating D (62)
- 3 double bedrooms
- Large driveway & detached garage
- Enclosed rear garden
- Excellent access to local amenities
- Council Tax Band D



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements