



Bryden Way, AYR, KA6 7FJ

Offers Over £150,000

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MODERN 3 BEDROOM FAMILY HOME. This fantastic semi-detached house was built just 5 years ago by Hayhill Developments and is in excellent condition throughout. The property sits in a popular modern development in Drongan and offers everything a growing family needs.

Step inside to find a welcoming entrance hall leading to a bright living room and modern kitchen on the ground floor. There's also a handy downstairs cloakroom. Upstairs you'll discover three good-sized double bedrooms and a family bathroom with shower over the bath.

The house has been built to excellent standards with gas central heating, double glazing throughout and achieves an impressive EPC Band B rating. This means lovely warm rooms and lower energy bills. The Alpha combi boiler provides efficient heating and hot water on demand.

Outside is where this property really shines. The rear garden features a beautiful timber deck with glass balustrade that overlooks open fields, perfect for morning coffee or evening drinks. There's also a useful shed in the side garden for storage. The front provides off-street parking on the driveway.

Being built in 2020, the property still benefits from the remaining NHBC warranty giving you complete peace of mind. Everything is fresh, modern and move-in ready.

Drongan offers a peaceful setting while still being well connected to Ayr and surrounding areas. Local amenities are easily accessible and it's perfect for those wanting a quieter lifestyle without being too remote.

This type of modern family home in this area is always in high demand. The combination of contemporary living, energy efficiency, outdoor space and warranty protection makes this an ideal purchase for anyone looking to move straight in without any work needed.

Council Tax: Band C
EPC Rating: Band B (84)





- Modern 3-bedroom house
- Excellent energy efficiency
- Gas central heating
- Driveway parking
- Modern fitted kitchen
- NHBC warranty remaining
- Private front, side and rear gardens
- Timber deck area with views
- Council Tax Band C
- EPC Band B (84)



01292 437 045
office@belmontproperty.com
24 Dalmellington Road, Ayr, KA7 2PZ

belmontproperty.com

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