



RESIDENCE

25 Belleisle Drive, Ayr, KA7 4BN

www.residenceestateagents.co.uk



Viewing by appointment with Residence Lanark
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5 Bedrooms | 5 Public Rooms | 4 Bathrooms



This luxurious detached villa is a beautifully modernised home, located less than 200 metres from Ayr seafront and accessed via an attractive pathway. Positioned at the end of a highly sought-after cul-de-sac, the prestigious Dalquarran model is one of the largest within the development, offering an impressive internal floor area of approximately 4,300 sq ft.

The property enjoys impressive proportions and generous ceiling heights, creating an excellent sense of space throughout, while all bedrooms benefit from built-in storage. Finished in a contemporary style, the accommodation begins with a bright reception hallway featuring tiled underfloor heating, a striking glass staircase and stylish black internal doors. The ground floor includes a modern WC, a spacious front-facing lounge with bay window and feature gas fire, a formal dining room with bay window, and a large sitting or TV room with bar area and French doors to the rear patio. The heart of the home is the impressive kitchen and breakfast area, which flows into the family area and features a media wall and further French doors. The beautifully designed kitchen offers a wide range of integrated appliances and a substantial central island, with access to the integral garage from the hallway.

The upper level is centred around a galleried landing, providing access to five double bedrooms and a superb family TV room with media wall and private balcony. The principal suite enjoys its own balcony, en-suite bathroom and walk-in dressing room, while two further bedrooms feature modern en-suite shower rooms. A large, well-appointed family bathroom completes the accommodation.

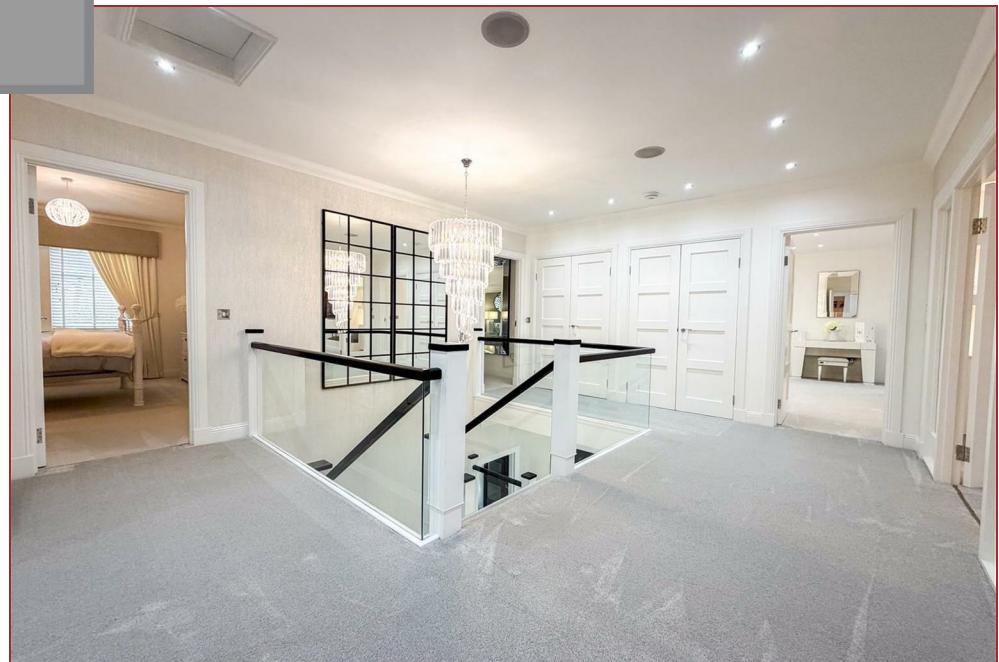
Externally, there is a generous monoblock driveway leading to a remote-controlled integral double garage, along with a large, fully enclosed south-facing rear garden featuring a slabbed patio for entertaining and a games or summer room with bar area.



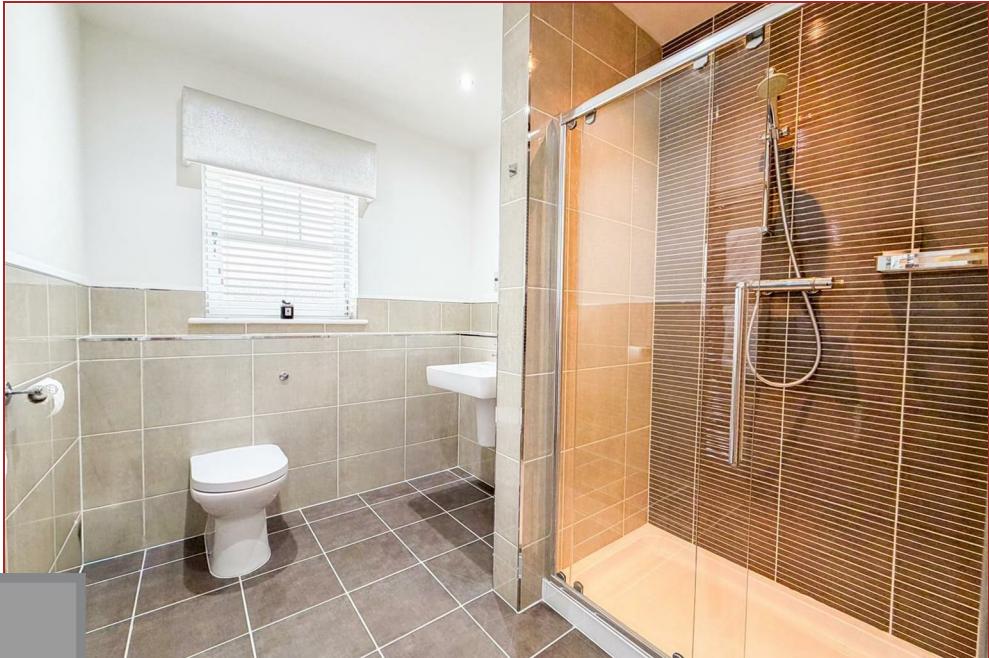
4316.33 sq ft | EER = B

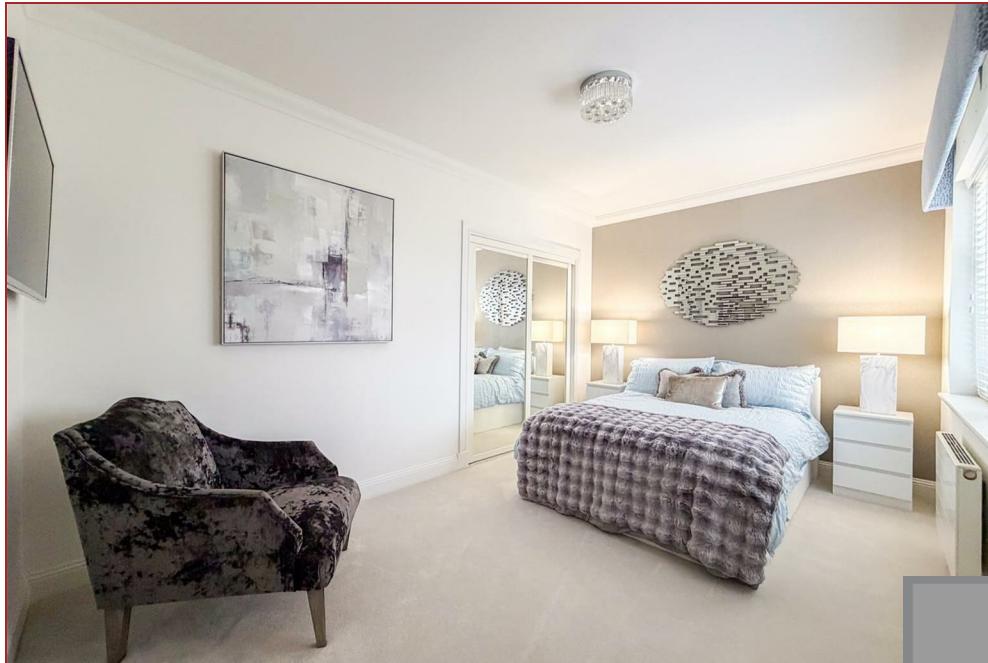


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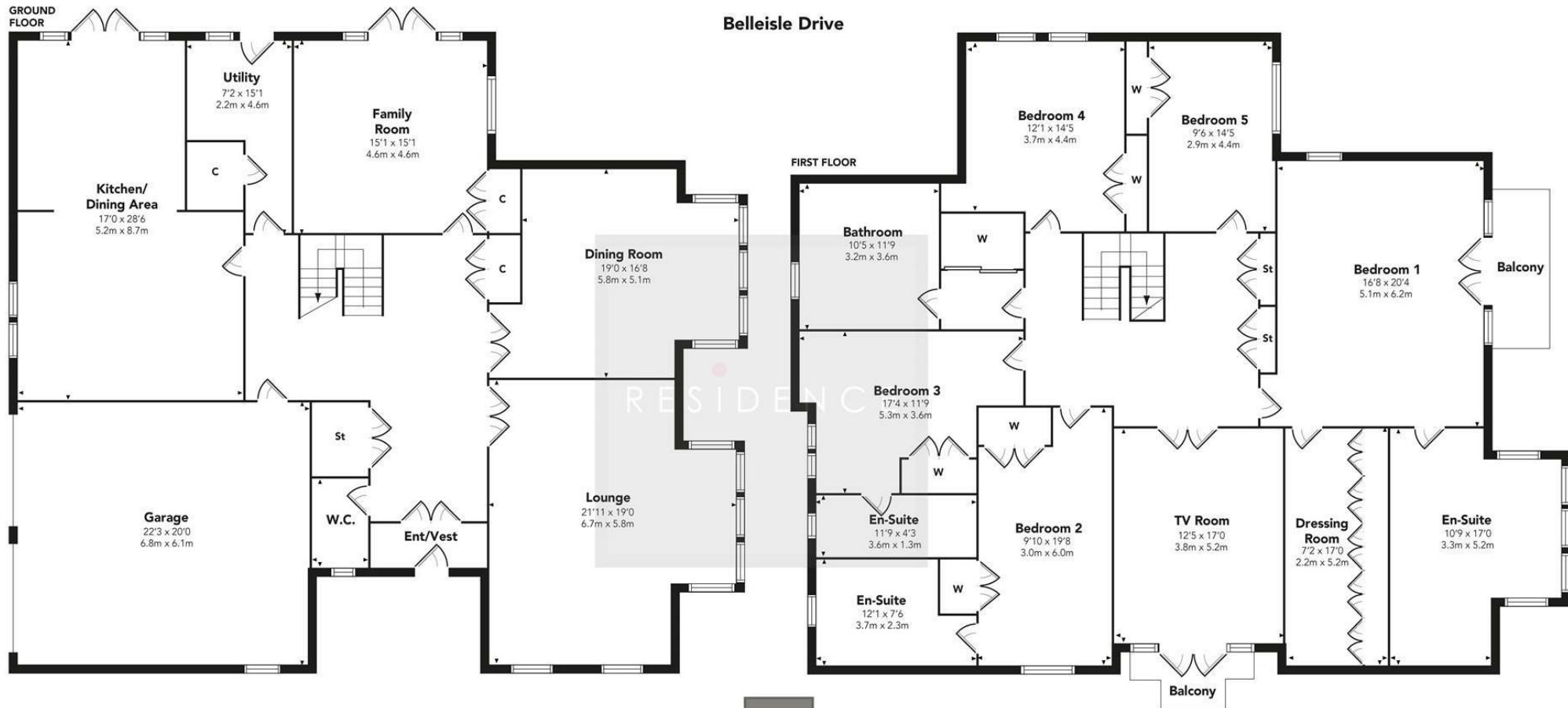












Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.