



MONTGREENAN  
PROPERTY GROUP



45 Meadowpark Drive  
Ayr, KA7 2LJ

Offers in excess of £275,000



## 45 Meadowpark Drive

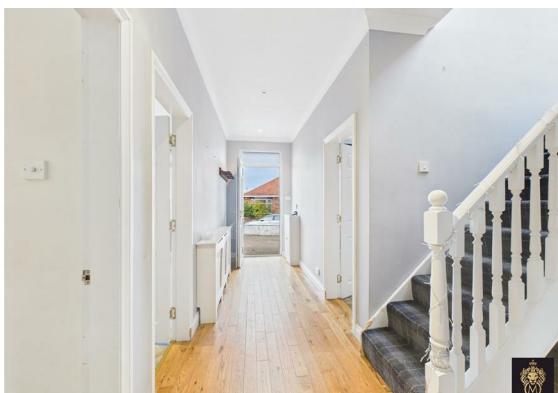
Ayr, KA7 2LJ

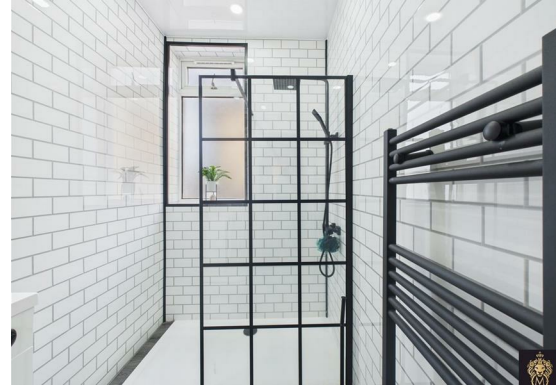
Set within a highly sought after residential pocket of Ayr, 45 Meadowpark Drive is a beautifully presented detached bungalow offering predominantly lateral living across the ground floor. With generous proportions and a flexible layout, the home is perfectly suited to those looking to downsize without compromise, while remaining equally ideal for modern family life.

The accommodation is both bright and well balanced, with a welcoming formal sitting room to the front complemented by a superb open plan dining, kitchen and living space to the rear. This impressive area has been designed with both everyday living and entertaining in mind, featuring direct access via patio doors to south westerly facing garden grounds. Fully enclosed and enjoying excellent privacy, the garden provides a safe and attractive setting for children, pets and outdoor gatherings.

The property offers a versatile three to four bedroom configuration, including a spacious ground floor principal bedroom complete with a sleek en suite shower room. A contemporary main shower room serves the remaining accommodation, all finished to a high standard with a clean, modern aesthetic throughout.

Externally, the home benefits from a large private driveway providing ample off street parking, in addition to a detached garage offering further storage or workshop potential. The overall





specification reflects a home that has been carefully maintained and thoughtfully upgraded.

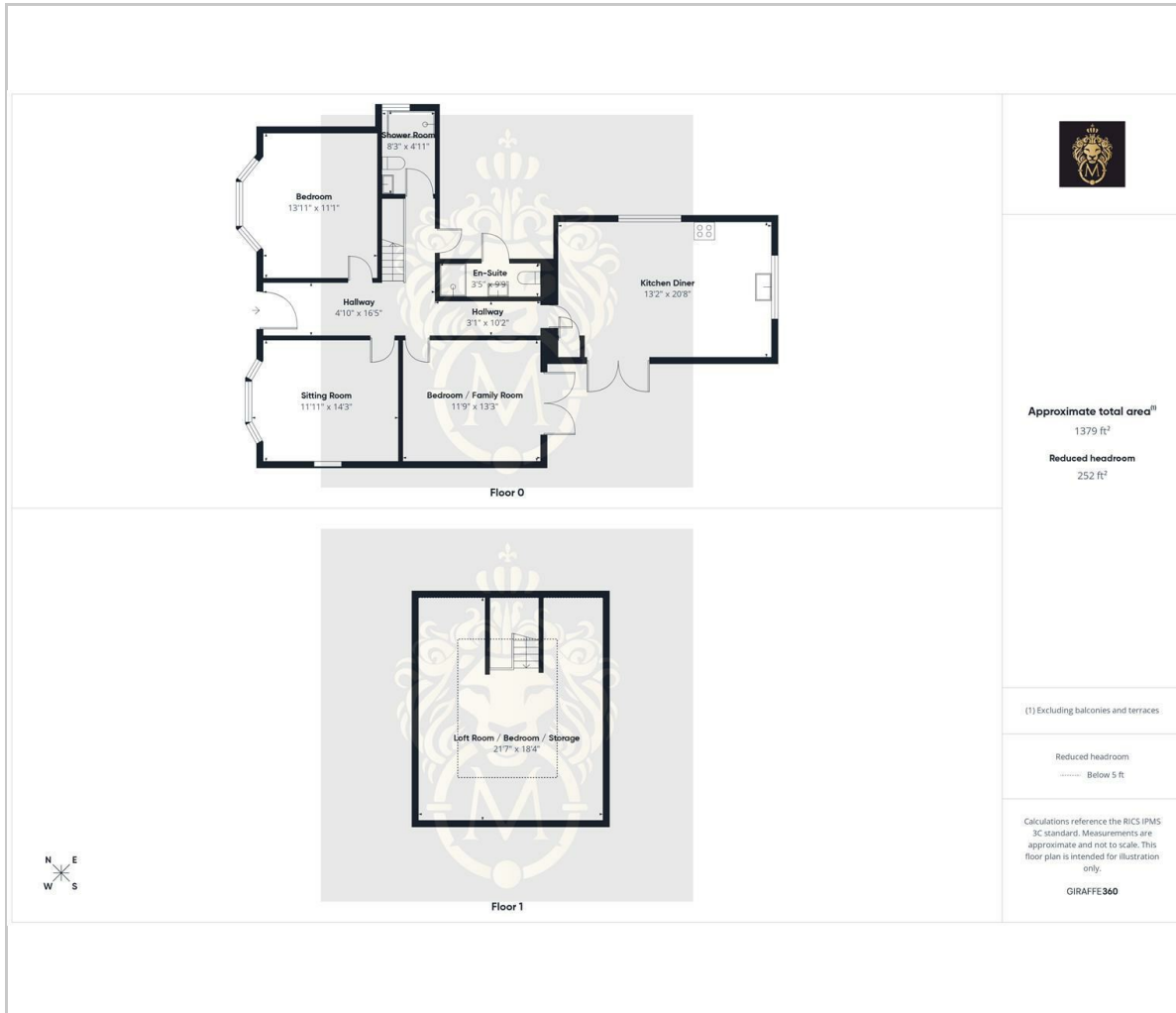
Ideally positioned for easy access to local amenities, transport links, Ayr beach and highly regarded schooling, this is a property that combines convenience with comfortable, single level living in one of Ayr's most desirable locations.

A superb opportunity to acquire a turnkey home with broad appeal.

Home Report Value £300,000



## Floor Plan

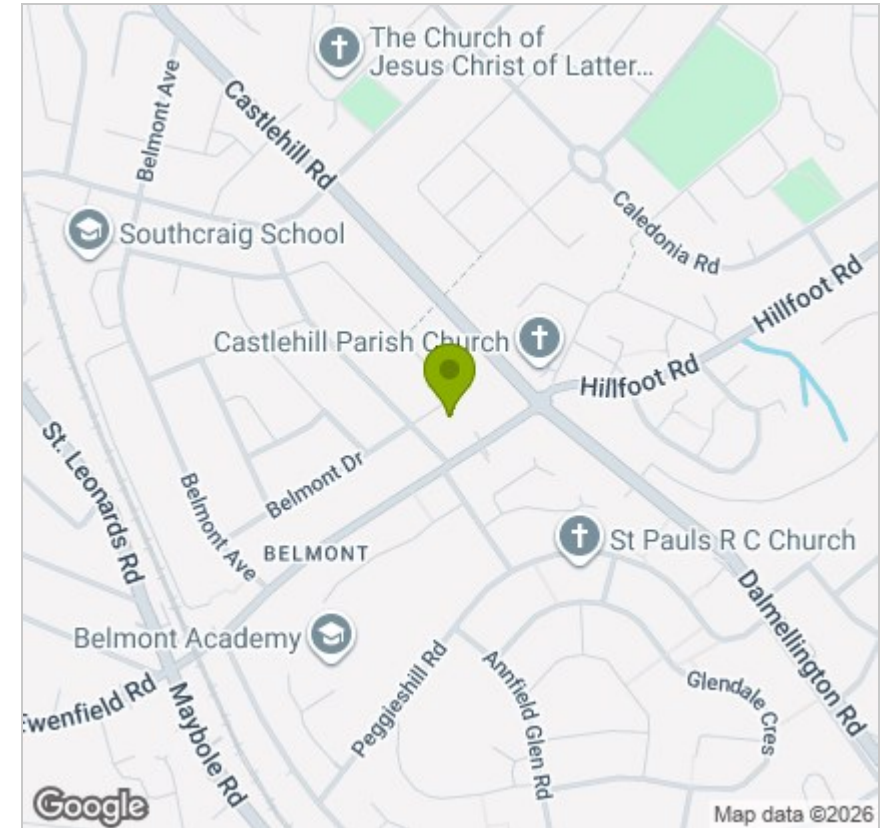


## Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

