



MONTGREENAN
PROPERTY GROUP



1 Marchmont Road
Ayr, KA7 2SB

Offers in excess of £395,000



1 Marchmont Road

Ayr, KA7 2SB

Situated on one of Ayr's most prestigious streets, just moments from the beach and within easy walking distance of the town centre, 1 Marchmont Road is a commanding three level Victorian sandstone residence occupying a prominent corner position.

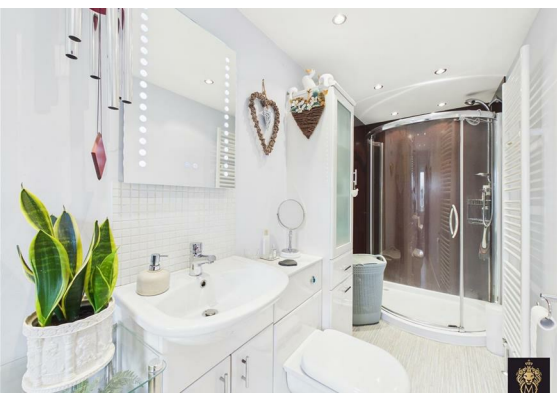
This substantial home has been cherished by the same family for over 35 years and offers an exceptional opportunity to acquire a property of real character, scale and presence within one of the town's most sought after addresses. The property retains a wealth of original period detail including grand bay windows, intricate ceiling roses and ornate corning, all of which enhance the impressive ground floor reception space.

Designed for both elegant entertaining and comfortable family living, the accommodation extends across three levels and provides generous and flexible living space. The upper floors offer well proportioned bedrooms and versatile accommodation ideal for growing families, visiting guests or those working from home.

Externally the property benefits from a substantial fully enclosed corner garden which provides a high degree of privacy and an ideal setting for children and pets. A detached garage & separate integrated storeroom, further complements the outdoor space and provides useful storage or parking.

While the property has been well



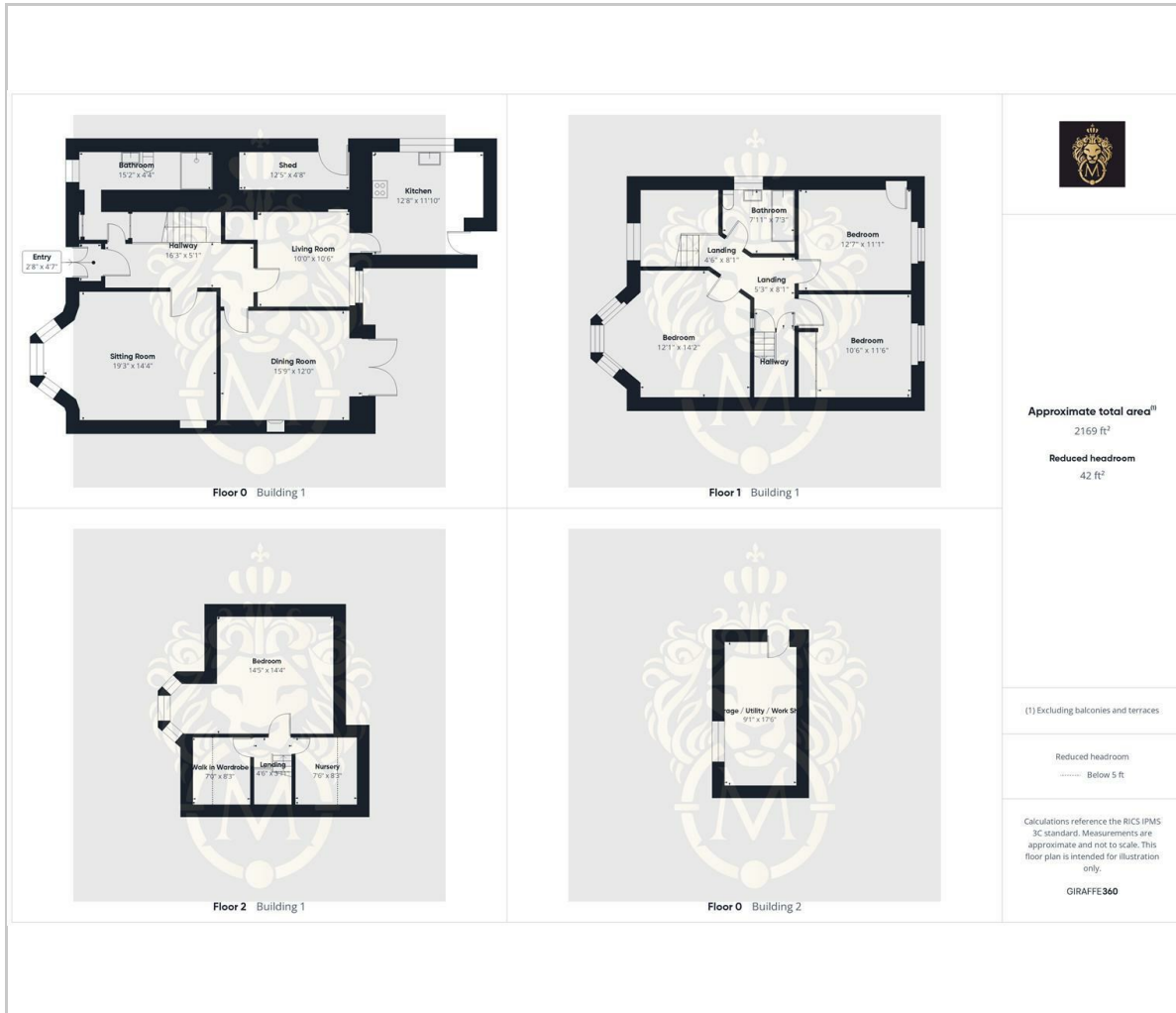


maintained, there is clear scope for the next owner to introduce their own style and modernisation, allowing them to enhance and personalise the home while preserving the architectural charm and character that define this impressive Victorian residence.

Marchmont Road enjoys a superb coastal setting within easy reach of Ayr beach, the town's excellent range of shops, restaurants and amenities, as well as convenient transport links. Direct rail services provide access to Glasgow Central in approximately 50 minutes, making it an attractive option for commuters seeking a balance of coastal living and city accessibility.

Home Report value £410,000.

Floor Plan

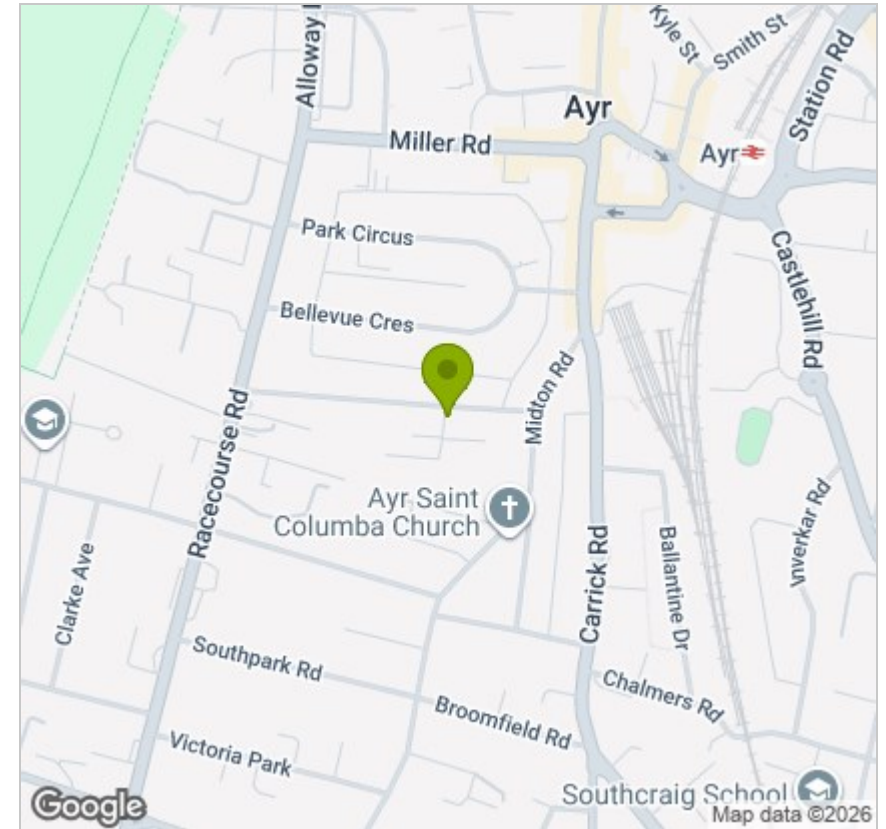


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

