



MONTGREENAN
PROPERTY GROUP



1 Dornoch Park
Ayr, KA7 2TH

Offers in excess of £290,000



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Montgreenan Property Group are delighted to present to the market No. 1 Dornoch Park, a wonderfully individual period home discreetly positioned just off Ayr's prestigious Racecourse Road, moments from the Old Racecourse, seafront & town centre.

Handsome yet wonderfully understated from the outside, step beyond the stone façade & the scale, character & personality of this remarkable home come as something of a surprise.

Offering four bedrooms, three bathrooms & superb living & entertaining spaces, Dornoch Park combines the character & proportions of a substantial period property with a lifestyle that is refreshingly easy to maintain.

The real revelation lies to the rear. An exceptional extended entertaining room provides space on a scale rarely encountered in a home of this nature, currently accommodating a full-size pool table, piano & library. It is a fabulous room for entertaining, dinner parties, music, conversation or simply settling in for a long evening with family & friends.

Throughout, period character sits comfortably alongside the requirements of modern living, creating a home that feels established, individual & immensely inviting.

Outside, private low-maintenance patio gardens provide several areas for sitting, dining & entertaining, allowing





the outdoor space to be enjoyed without the demands associated with maintaining extensive grounds.

The location is equally compelling. Ayr seafront, the historic Old Racecourse, excellent restaurants, cafés, amenities & the town centre are all within easy reach, while Racecourse Road remains one of Ayr's most coveted residential addresses.

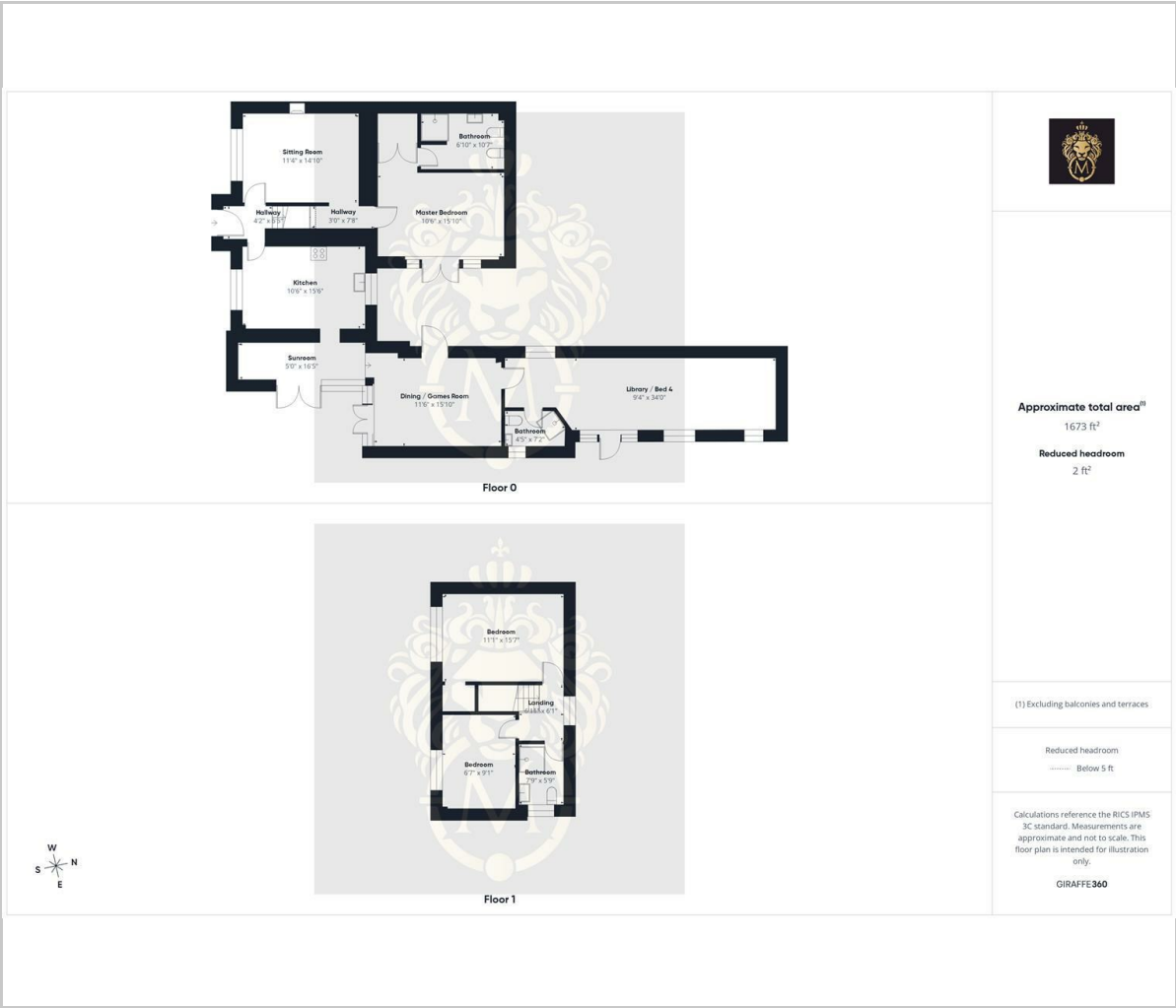
For those contemplating life beyond the large family home, No. 1 Dornoch Park offers a particularly compelling proposition.

Rightsizing without compromise. The character remains. The space remains. The lifestyle remains. What changes is the upkeep.

Home Report Value £300,000.



Floor Plan

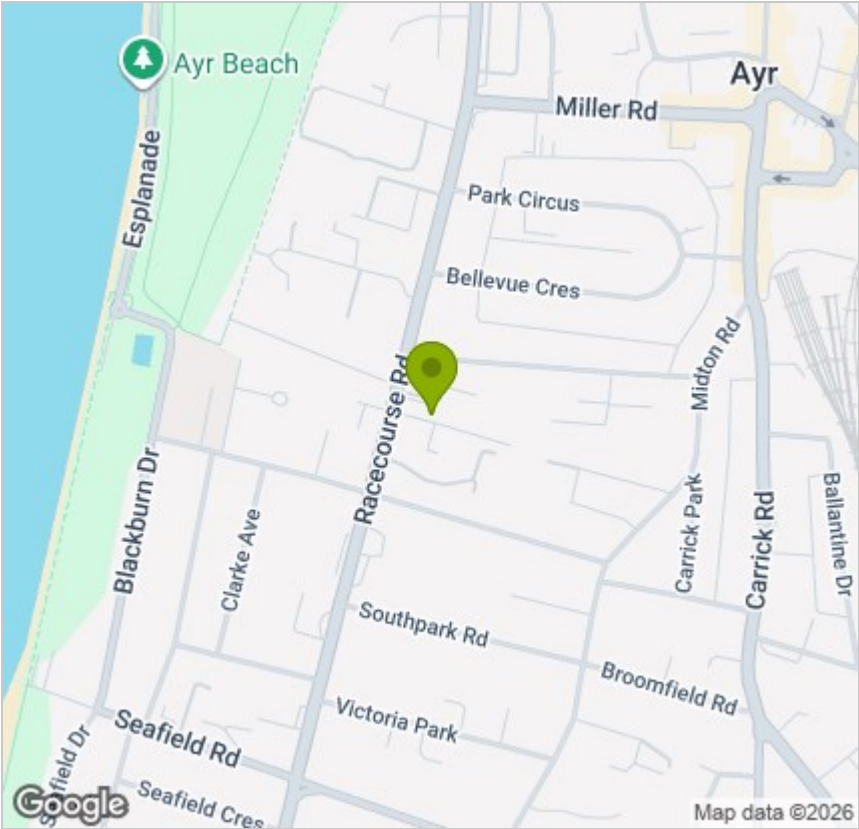


Viewing

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

