



44 Kintyre Avenue,
Offers Over £165,000

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Immaculately presented throughout, this two-bedroom mid-terrace home is situated within the highly regarded Greenan Views development in Doonfoot. Built by MacTaggart & Mickel in 2017, the property is in excellent order throughout and ready to move straight into, just a short walk from Greenan Shore and local amenities.

On the ground floor, a welcoming reception hallway leads through to the lounge and open-plan dining kitchen. The lounge enjoys sliding patio doors opening directly onto the rear garden, creating a bright living space with an easy connection to the outdoors. The kitchen is fitted with a range of modern wall and floor units together with integrated appliances, providing plenty of storage and workspace. A convenient downstairs WC completes the accommodation on this level.

Upstairs, there are two well-proportioned double bedrooms, benefiting from built-in wardrobes, along with a modern family bathroom finished with a shower over the bath.

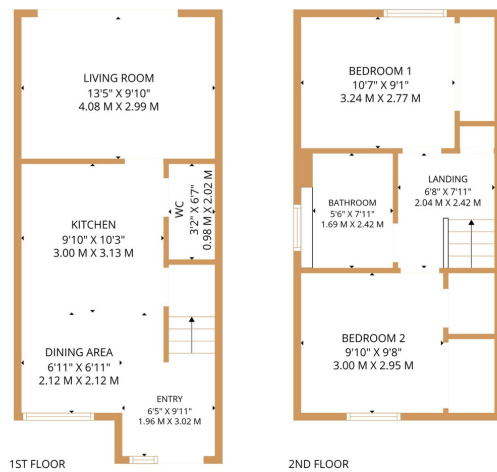
Outside, the rear garden is fully enclosed and mainly laid to lawn, providing a private outdoor space that is easy to maintain. To the front, a monoblock driveway offers valuable off-street parking.

Greenan Views is one of Doonfoot's most popular modern developments, with Greenan Shore just a short walk away. Belleisle Park, local shops, schools and Ayr town centre are all within easy reach, making this a great location for anyone looking to enjoy coastal living without being far from everyday amenities.

The property is in Council Tax Band D, which is worth considering alongside the EPC C rating and the lower running costs typically associated with a modern home.

Home Report available on request or through the property listing on [belmontproperty](https://www.belmontproperty.co.uk).

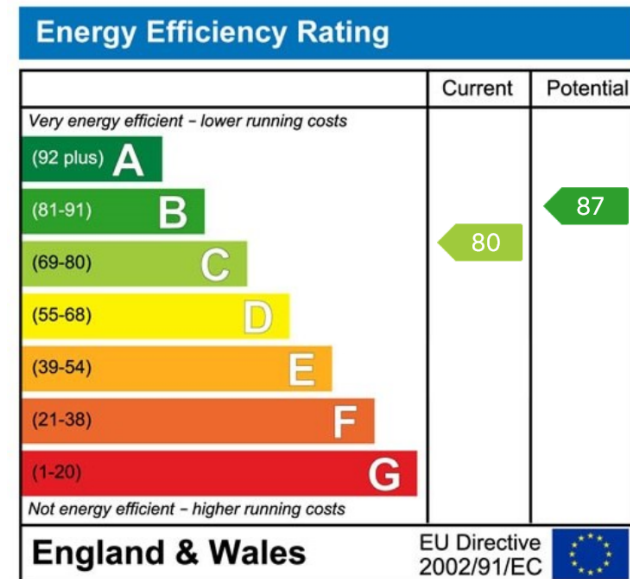




TOTAL: 751 sq. ft. 70 m²
 1st floor: 385 sq. ft. 36 m², 2nd floor: 366 sq. ft. 34 m²
 EXCLUDED AREAS: WALLS: 65 sq. ft. 6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © YOUR WALLS MEDIA



- Two-bedroom mid-terrace house
- Open-plan dining kitchen
- Fully enclosed rear garden
- Ground floor WC
- Council Tax Band D
- Built 2017 move-in ready
- Driveway, off-street parking
- Lounge with patio doors to rear garden
- Short walk to Greenan Shore and coastal walks
- EPC Rating Band C (80)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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