



MONTGREENAN
PROPERTY GROUP



40 Roman Road

Ayr, KA7 3SZ

Offers in excess of £320,000



40 Roman Road

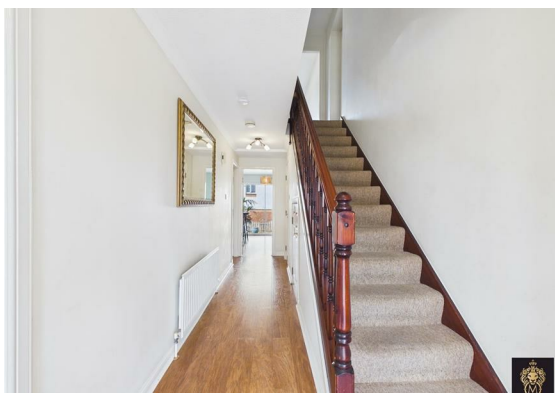
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40 Roman Road, Ayr is an exceptional detached four-bedroom home offering an impressive sense of space, flow, and modern comfort, making it an ideal forever home for a wide range of buyers. From the moment you arrive, the property creates a strong first impression, combining contemporary style with a welcoming and well-maintained exterior.

Internally, the home has been thoughtfully designed to provide a seamless, flowing layout, perfectly suited to both everyday family living and entertaining. The generous living spaces are bright and airy, with natural light enhancing the sense of openness throughout. Each room connects effortlessly, creating a harmonious environment that feels both spacious and practical.

The property features four well-proportioned bedrooms, providing flexibility for growing families, home working, or guest accommodation. The overall condition of the home is excellent, allowing purchasers to move in and immediately enjoy everything it offers.

A key feature is the integrated garage, providing secure parking and additional storage, further enhancing practicality. Externally, the house continues to impress with a beautifully maintained, sunny garden, ideal for relaxation, outdoor dining, and family time, benefiting from a favourable aspect throughout the day.



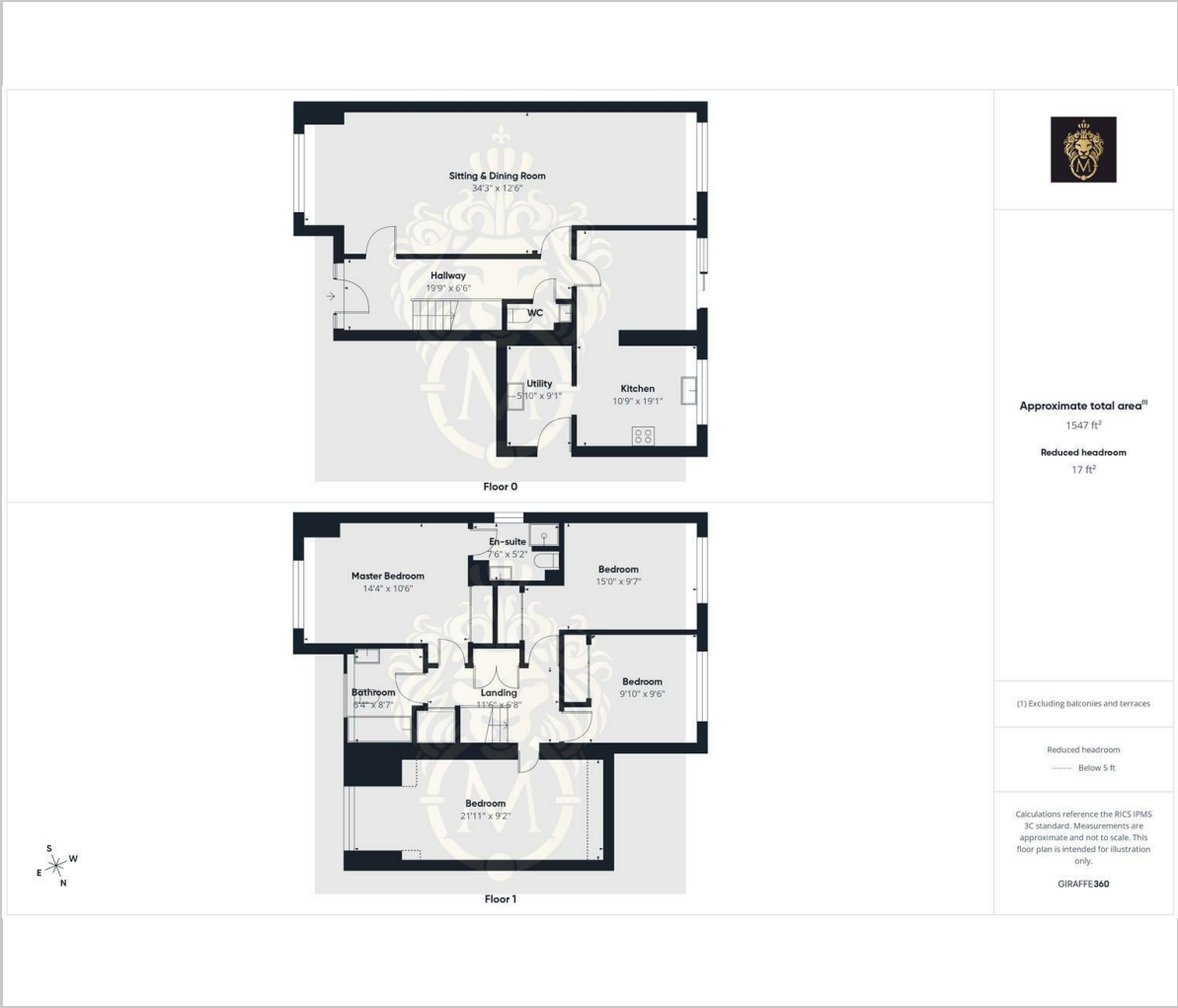


Situated in a highly desirable area of Ayr, 40 Roman Road enjoys a superb location close to a wide range of local amenities, excellent eateries, shops, and transport links are all within easy reach, ensuring convenience for daily living. The property is also perfectly placed for wonderful primary & secondary schooling and is just a short distance from the beach, scenic & tranquil woodland walks, offering a fantastic lifestyle opportunity for those who enjoy the outdoors.

With a home report value of £330,000, this outstanding property presents a rare opportunity to acquire a modern, spacious, and beautifully presented home in one of Ayr's most sought-after locations.



Floor Plan

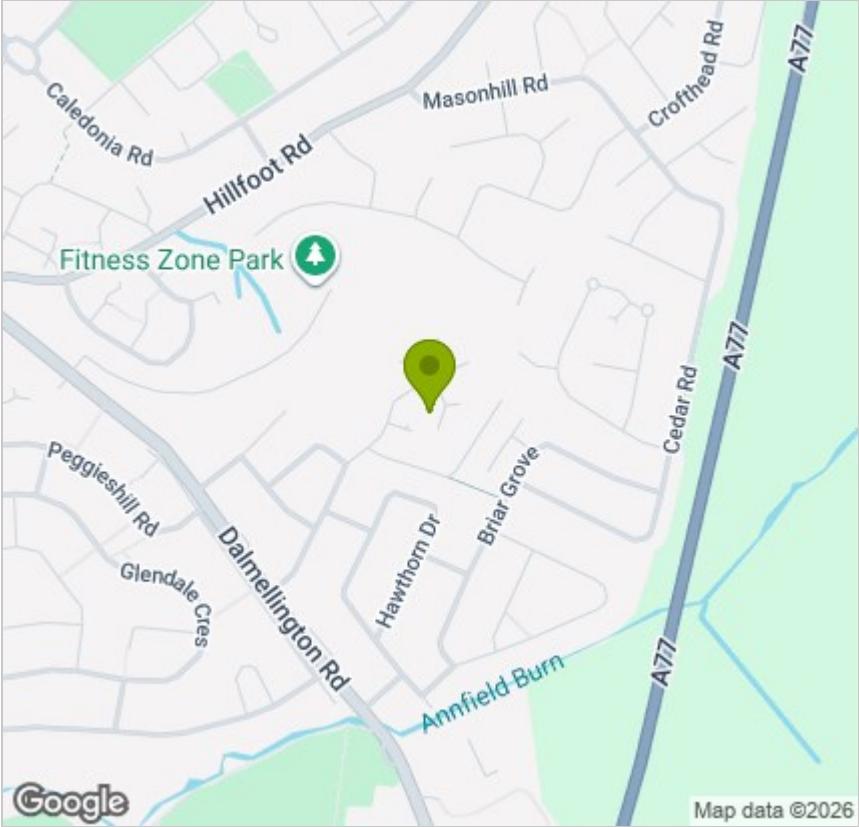


Viewing

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

