

4 St. Andrews Street, Ayr KA7 3AH



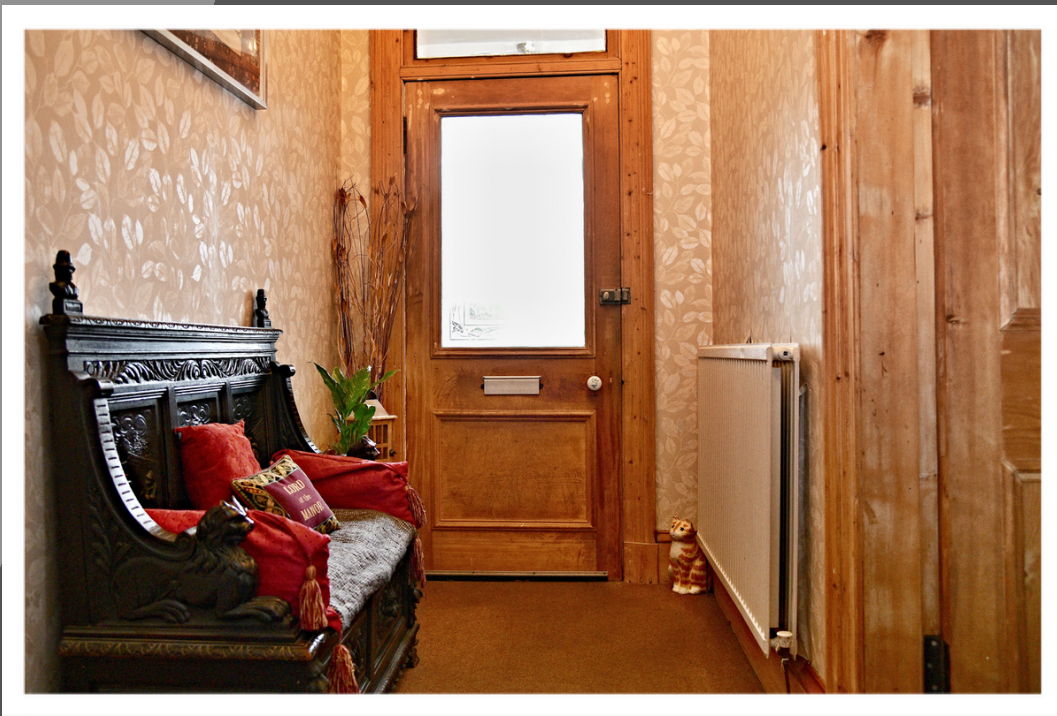
Andrew Bryden
Property Consultant

kw
KELLERWILLIAMS.



We are delighted to present this lovely four bedroomed home situated in one of the best areas of the town.

St Andrews Street is perfectly situated within walking distance of major grocery stores, the train and bus stations as well as local amenities and the beach front.



Presented to the market in walk-in condition is this gorgeous red sandstone home dating back to circa 1890, one of the first of two homes built as part of the Belmont Estate.

You will find this welcoming home makes the perfect place to settle with spacious, flexible accommodation.

It's location within the town of Ayr is very central, making it an easy walk or short drive to major grocery stores, shops, train and bus links and to Prestwick International Airport.



To the front you'll find the private driveway tarmacked for low maintenance and allows ample room to park two cars off the street. To the rear, you will find the charming walled garden. This south facing outdoor space is mainly laid to lawn and filled with mature shrubs. It has a lovely patio area and boasts a timber garden shed and impressive brick outhouse with potential for home office or hobby room.



Internally, you will notice that this home is well proportioned and divided over two and a half levels.

From the front entrance the welcoming hallway leads to the large front facing lounge with a feature fireplace and beautiful bay window. Adjacent are the warm family room and a good sized, open plan modern fully fitted kitchen with a dining area. From here the rear garden can be accessed.

Additionally, there is a large under stair cupboard for storage and a downstairs W.C.

Upstairs, on the half level is a double bedroom and the family bathroom while on the first floor are a further two double bedrooms, a single bedroom and a large storage cupboard on the landing with more room for storage in the loft space if needed.



St Andrews Street is set within a highly sought-after residential neighbourhood and early viewing highly recommended.

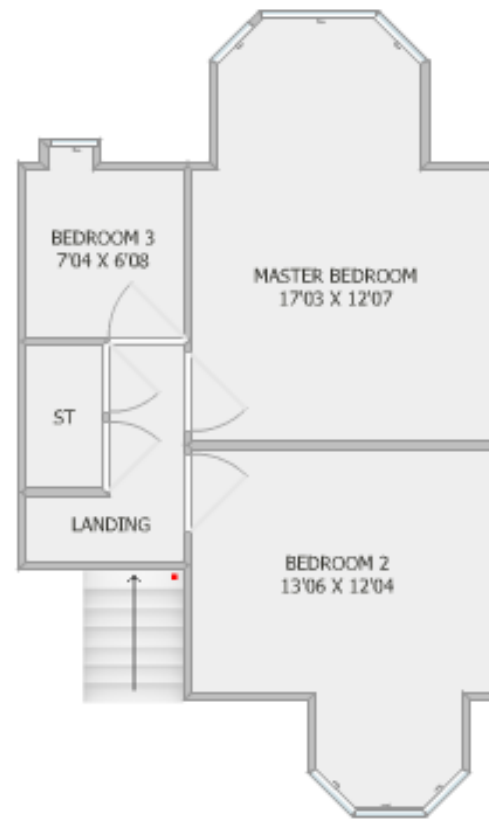
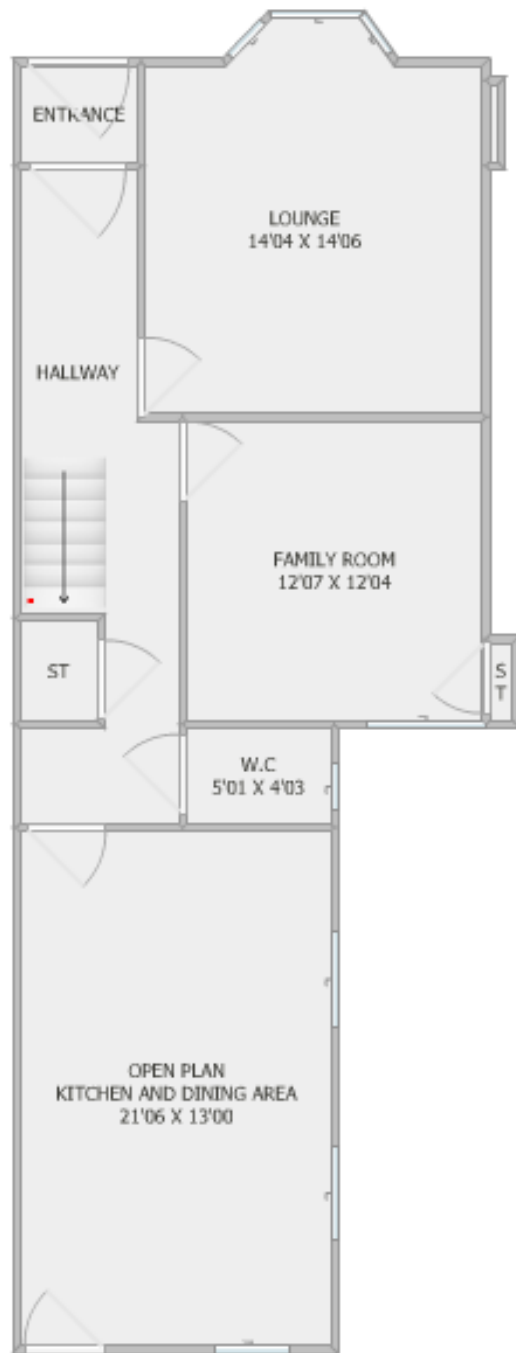


Ayr

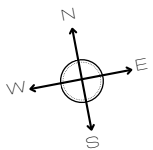
The coastal town of Ayr boasts stunning views over the Firth of Clyde towards the Isle of Arran and beyond.

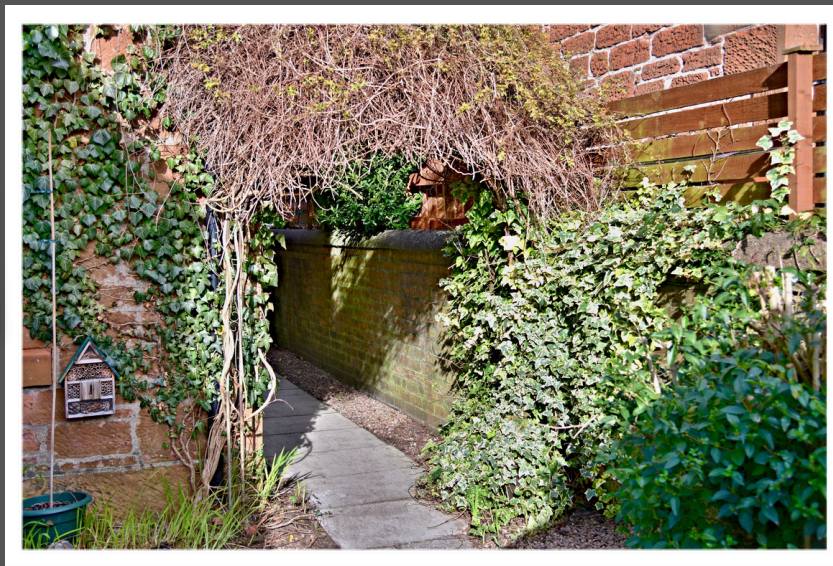
Ayr is home to several modern Primary and Secondary schools as well as a college and university while the Citadel is a large recreation facility near the beach front with pools, gyms and sports halls.

With direct road and rail links to Glasgow and with Prestwick International Airport close by, Ayr is well placed for commuters and frequent travellers.



**Viewings
strictly by
appointment**





- Spacious, red sandstone semi-detached home
- Private off-street parking for 2 vehicles
- Three double bedrooms and a single
- Southerly facing, private rear garden
- Formal lounge and family room
- Open plan kitchen with dining area
- Large, traditionally built outhouse with office potential
- Walking distance to shops, travel links and Ayr town centre
- Family bathroom, and downstairs WC
- Double glazing and gas central heating
- EPC - D
- Council tax - E



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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.