

39 St. Phillans Avenue, Ayr KA7 3DD



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KELLERWILLIAMS.



Andrew Bryden is delighted to bring to the market this lovely family home, ideally situated in the town within walking distance of both primary and secondary schools, shops and travel links.

A couple of hundred meters separates you from the river Ayr, which offers stunning woodland walks, parks and picnic spots.

39 St Phillans Avenue is a detached, extended bungalow in a very popular part of town. Internally this home comprises an open plan lounge and dining area with patio doors leading out to the back garden, double bedroom with large integrated storage, good sized fully fitted kitchen that leads to the sun room at the rear of the property and a family shower room all on ground floor.

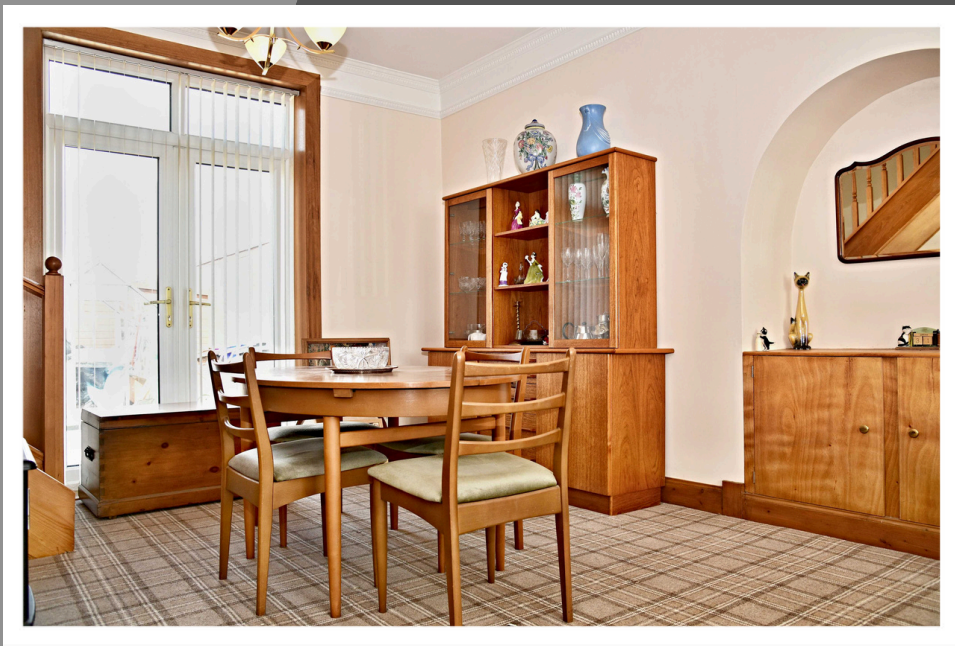
Upstairs you'll find the second bedroom with an en-suite bathroom, perfect for the kids or guests.

Externally this home benefits from a front lawn adjacent to the long drive that can accommodate three or four cars and leads to the garage at the rear of the house.

The back garden is extensive, with a patio area, lawn, raised borders, green house, garden shed and a spacious hobby shed.

This is a great opportunity for anyone looking in the area and early viewings are highly recommended.

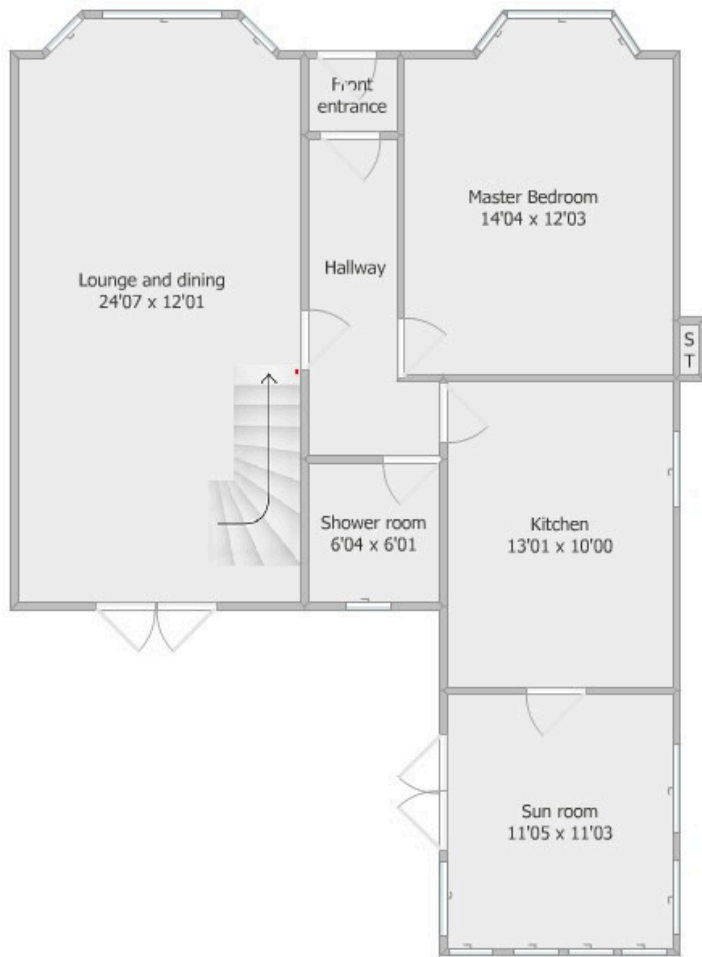




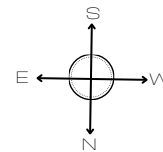
A lovely two bedroomed detached bungalow with drive and separate garage in a superb location in the town, near shops and travel links, with gorgeous river walks nearby and Ayr's popular beachside only a couple minutes' drive away.







Viewings strictly by appointment



- Lovely detached bungalow with large rear garden
- Two double bedrooms of which one is upstairs with en-suite
- Easy access to town centre and grocery stores
- Sizeable drive leading to detached single garage
- Sun room overlooking back garden
- Large garden shed and hobby area
- Double glazing and gas central heating
- EPC D
- Council Tax - Band E

Ayr

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

As well as the famous beach promenade, Ayr and nearby Prestwick are home to a large number of restaurants, cafes and shops. The Gaiety Theatre, Citadel Leisure Centre and Rozelle Park are also among the main attractions.

With direct road and rail links to Glasgow and with Prestwick International Airport close by, Ayr's location is very convenient.





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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.