



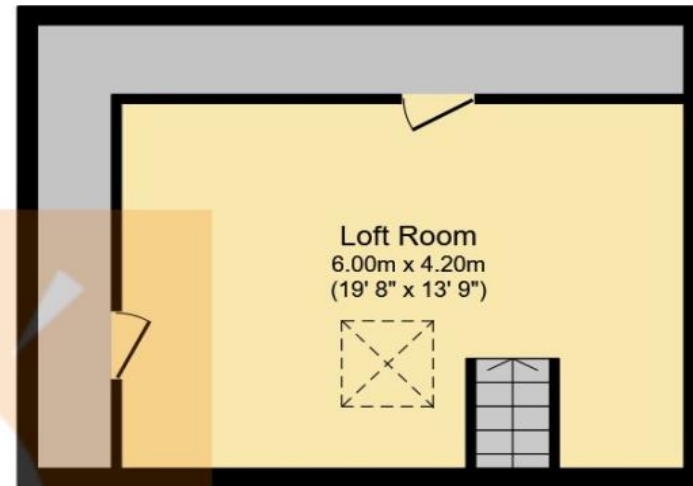
3 Laburnum Road, Ayr

Offers Over £199,000





**Ground Floor**



**Loft Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to No.3 Laburnum Road and this wonderful home which is situated within the highly sought-after coastal town of Ayr and offers superbly spacious family accommodation. This fabulous home is seldom available and sure to appeal to wide range of purchasers to include those downsizing, first-time buyers, and professionals alike.

The property occupies an impressive plot with a section of manicured lawn to the front surrounded by mature shrubbery and brick wall for added privacy. An extensive multi-car driveway runs parallel to the home and leads towards a detached garage, offering safe off-street parking and additional storage.

Upon entering the home you're welcomed via the bright & airy reception hallway which has been neutrally decorated. The family lounge offers generous proportions and impressive ceiling heights which are further complimented with an abundance of natural sunlight, coming from the large bay window formation. The lounge further benefits from a focal point fireplace, filling the entire room with a delightful warmth.

The well-appointed kitchen boasts plentiful storage in the form of wall and base mounted units paired with dark granite-effect worktops. Integrated appliances include a 4-ring gas hob with electric oven/grill and there is ample dining space; making this the perfect area to enjoy an evening meal with family. Off the kitchen is a useful utility room offering further workspace and storage as well as space for a washing machine.

Within the home are two generously proportioned double bedrooms, both offering excellent in-built storage solutions. The four-piece family bathroom comprises of a bathtub, shower cubicle, W.C. and wash hand basin. Completing the home is a sizeable, floored loft space offering flexible accommodation with a multitude of uses such as third bedroom or home office.

The extensive rear garden is beautifully maintained, predominantly laid to lawn and surrounded by mature shrubbery. There is a sociable patio area; perfect for dining alfresco during the summer months.

Gas-central heating and double glazing can be found throughout, providing all rooms with a delightful warmth.

The property is perfectly situated to enjoy a host of excellent local amenities including supermarkets, restaurants, cinemas, cafes, and bars. Belleisle Golf Course and Heads of Ayr Farm Park are both just a 15-minute drive and for the lovers of the countryside. The home is also less than a 10-minute drive from the seafront. Ideally situated for the well regarded Doonfoot Primary School and UWS Ayr Campus for more detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

This fantastic family home will no doubt be very popular therefore we would recommend early viewing. Viewing by Appointment - Please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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