

# Ayr

41 Bellevue Crescent



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■ **Situation**

Set in the delightful tree lined Bellevue Crescent and perfectly located between the sea front and town centre is this very impressive blonde sandstone townhouse. Located on the preferred southerly side of the street it has a south facing rear gardens with access to Bellevue Lane.





#### ■ Accommodation

A substantial family home, it presents a most attractive facade of blonde sandstone formed under a pitched slate roof complete with bay windows and period detailing. It would particularly suit a large family given the scale and size of the layout. The rooms are airy and the configuration flexible with many period features retained.

Overall the ground floor accommodation comprises vestibule, large reception hall with cloaks/WC, formal bay window lounge, formal dining room, family/tv room, super-sized kitchen complete with utility and a dining area to the rear with patio doors to the garden.

Upstairs a large upper landing with split level staircase leads to four bedrooms and the family bathroom. From bedroom two there is a hatch and ladder access to a floored loft room which is currently being utilised as a games room. The house has gas central heating.

The house has well laid out gardens that are landscaped for ease of maintenance. The front garden has shrubbery border and path whilst the rear garden is enclosed. It has a medium size lawn, chipped patio area and shrubbery border. There is a single timber garage with access to Bellevue Lane.

#### ■ Surrounding Area

Bellevue Crescent is a highly desirable residential area renowned for its stunning Victorian Terraces. It is within a short distance of the town centre which has comprehensive range of amenities.

Ayr Seafront is less than 0.25 miles away as well as the Town Centre which has a wide range of retail shopping along with Ayr Railway Station and other transport links and recreational facilities. For the commuter the A77/M77 road network provides swift access to Glasgow City Centre, while Prestwick International Airport offers regular flights to most major destinations throughout Britain and Europe.

#### ■ Key Features

- Impressive blonde sandstone townhouse
- Desirable residential area
- Four bedrooms
- Loft space
- Landscaped gardens

#### ■ Schools

- Holmston Primary School
- Kyle Academy
- Wellington School

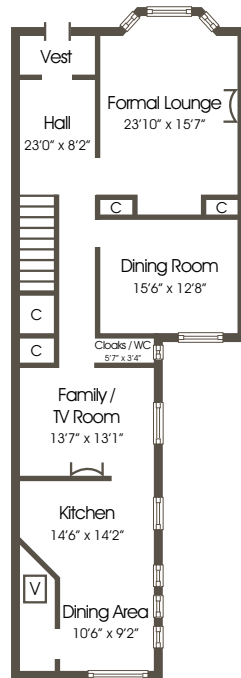
#### ■ Travel Directions

From Beresford Terrace turn right into Bellevue Street and left into Bellevue Crescent. Number 41 is located on the left hand side.

# Ayr

41 Bellevue Crescent, Ayr KA7 2DP

## ■ Ground Floor



## ■ First Floor



## ■ Loft Floor



All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.

## ■ For more information please contact our Ayr Office.

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