



Ayr

42A Bellevue Crescent, Ayr, South Ayrshire, KA7 2DR





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Number 42A is a truly exceptional three bedroom traditional upper conversion with private garden and garage situated within one of Ayr's most admired and sought after locations. Presented to the market in immaculate condition throughout with well proportioned room sizes across two levels extending to circa 1500 square feet, early viewing is fundamental to fully appreciate this beautiful property and it's prestigious setting close to Ayr town centre, seafront and all local amenities.

In summary, the subjects comprise; shared entrance vestibule on the ground floor with stairway leading to the welcoming reception hall, bright and spacious formal lounge with feature fireplace and south facing bay window, dining room (could be utilised as bedroom four if required), modern dining kitchen with integrated appliances and door access to an iron staircase leading down to the private rear garden plus there is a luxurious walk in shower room.

An attractive staircase rises to the upper floor which hosts three bedrooms (one utilised as a home office) and master enjoying lovely open views over the town plus there is a modern shower room which completes the accommodation.

Externally there is ample on street parking to the front with permit parking for residents. Further enhancing this delightful home is the private landscaped garden to the rear which has a small area of lawn, seasonal pots and planters plus a feature decking which is perfect for outdoor entertaining, summer BBQ's and alfresco dining. There is also a timber garage which can be accessed from the garden or Bellevue Lane which has light and power.

Demand for traditional upper conversions within this prestigious area of Ayr remains extremely high therefore early viewing is recommended.



Floor Plan



Floor Plan



Plan and measurements are approximate only.  
Plan produced using PlanUp.



## Dimensions

Lounge 16'3 x 15'4 Kitchen 12'9 x 12'0 Dining/Bedroom 4 15'6 x 13'0 Shower Room 6'3 x 9'4 Bedroom 1 16'5 x 11'0 Bedroom 2 16'5 x 10'9 Bedroom 3 8'4 x 7'4 Shower Room 8'4 x 7'4



## Travel Directions

SAT NAV - KA7 2DR

We believe the enclosed information and details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Photographs are for general information, measurements and distances are approximate and floorplans may not be to scale.

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