



Ayr

7 Dalmellington Road, Ayr, South Ayrshire, KA7 3TH  
Offers in excess of £265,000





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Number 7 is a bright and spacious 3 bedroom bungalow, with conservatory overlooking manicured gardens. This property has a driveway and a garage and the upstairs has been converted to accommodate a double sized bedroom with en suite W.C. This is a very desirable residence in a first class location, close to the town centre.

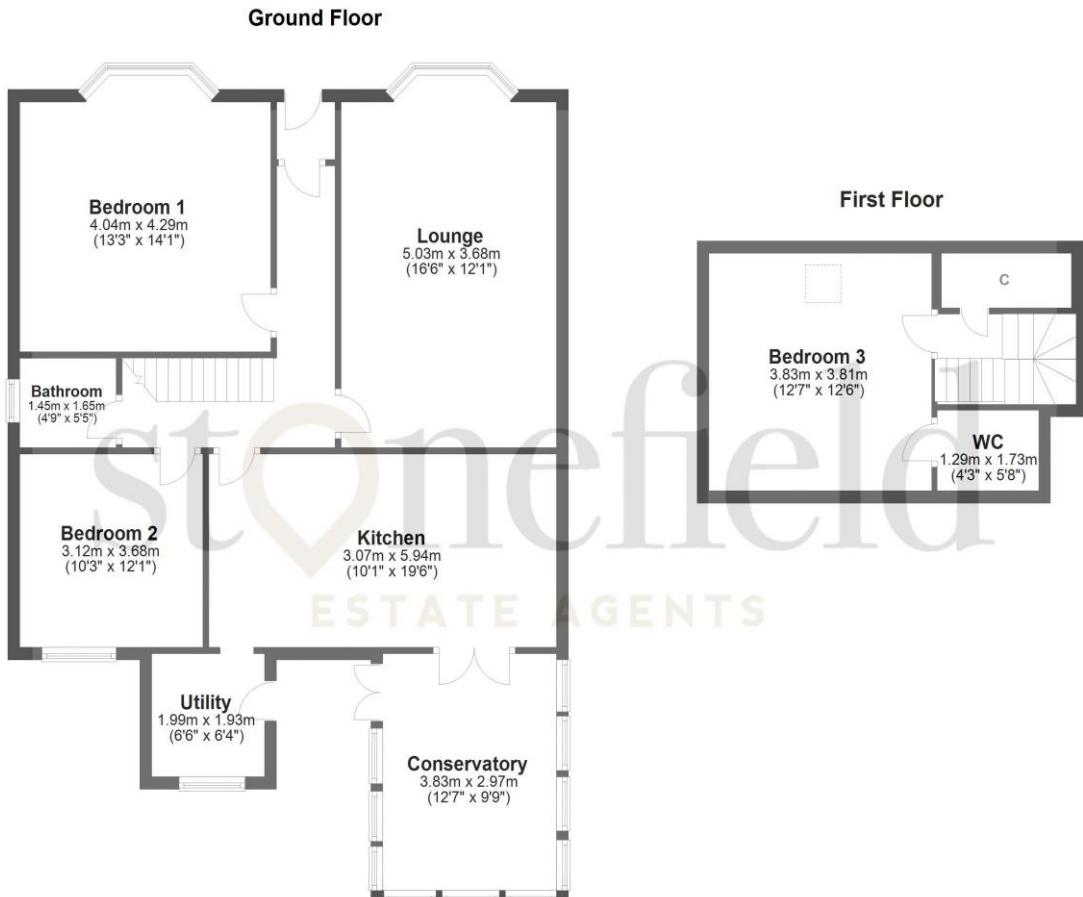
Internally, the property is in walk in condition throughout comprising: an entrance vestibule, a bright reception hallway with staircase to the upper floor, a beautiful 16ft formal lounge with bay window and French doors opening through to the formal dining area, which, in turn, is open plan to the modern fitted kitchen with a separate utility room (door access to the rear garden). The conservatory is accessed via French doors from the dining area and overlooks the stunning rear garden.

There are two double sized bedrooms on the ground floor and a modern family bathroom with white three-piece suite, shower over bath. Upstairs, you will find the aforementioned third double sized bedroom complete with en-suite W.C and plenty of additional storage within the eaves.

The private mature gardens surrounding this property offer a wonderful space for entertaining and relaxation comprising of a private deck area, manicured lawns, greenhouse, surrounded by an abundance of plants and shrubs.

This lovely residence has a wonderful feel to it the moment you step inside. Early viewing is essential.





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Dimensions

Lounge: 16.6ft (min) x 12.1ft Dining Kitchen: 19.6ft x 10.01ft Conservatory: 12.7ft x 9.9ft Utility: 6.6ft x 6.4ft Bedroom 1: 13.3ft (inclusive of bay window) x 14.1ft Bedroom 2: 10.03ft x 12.1ft Family Bathroom: 5.5ft x 4.9ft Upstairs; Bedroom 3: 12.7ft x 12.6ft En-Suite W.C: 5.8ft x 4.3ft Garage: (No Sizes)



## Travel Directions

From Stonefield's offices in Ayr, continue onto Carrick Road, taking a slight left onto St. Leonards Rd/A79. Turn left onto Belmont Road. At the roundabout, take the 3rd exit onto Dalmellington Road/A713. Number 7 sits off the main road, in a crescent, on the left hand side.

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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