

BLACK HAY

SOLICITORS ESTATE AGENTS FINANCIAL PLANNING



“GREENLEAS” 3 EWENFIELD GARDENS, AYR, KA7 2QN

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"Greenleas" 3 Ewenfield Gardens, Ayr – A superbly presented Detached Chalet Style Villa, discreetly positioned at cul de sac end, within highly regarded residential locale of mixed style quality homes.

Deceptive externally, this elegant home features well proportioned accommodation of 6 Main Apartments over 2 levels, available as 2 public, 4 bedrooms or as presently used – 3 public rooms & 3 bedrooms located on the main & upper levels respectively.

The staircase rises to the upper level from the reception hall, off which 3 bedrooms are located – the "master" bedroom suite being most appealing with stylish en-suite & dressing room off, 2 further bedrooms (both of spacious double proportion) and a most appealing family bathroom.

Both gas central heating, double glazing and security system are featured. EPC – D. A private gated monobloc driveway provides off-street parking. Colourful, well stocked gardens are featured to the rear/side offering much valued privacy.



Internal viewing reveals a tastefully presented home which has been continually maintained by its present owners, complemented by a modern specification.

In particular the accommodation comprises on ground floor, most impressive reception hall with "downstairs" wc/cloakroom off, elegant formal lounge, striking dining room, stylish integrated kitchen with semi-open plan dining area adjacent & useful utility room off, family/tv room (or 4th bedroom if required).

In our view... an exceptional home, of a style seldom available within this favoured locale. Private viewing available by contacting BLACK HAY ESTATE AGENTS on 01292 283606 (outwith normal office hours our 7 Day a week Call Centre is available on 0131 513 9477)





TO ARRANGE A VIEWING - Telephone BLACK HAY 01292 283606

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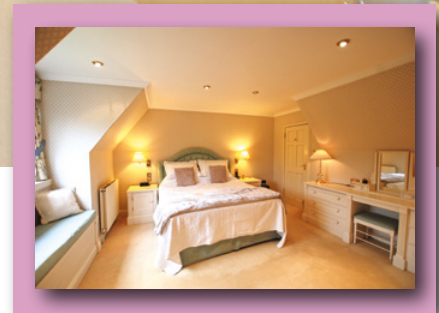
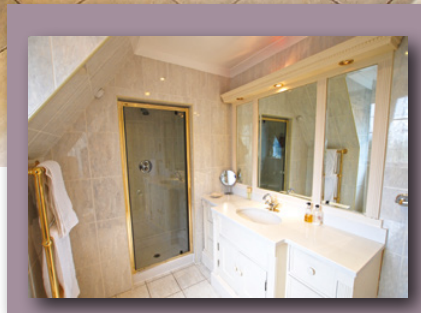
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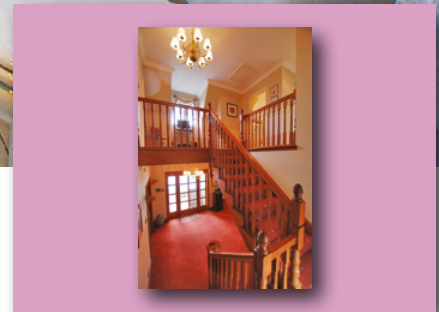
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RECEPTION HALL
19' 6" x 18' 11"
(sizes to L-shape)

LOUNGE
18' 9" x 15' 4"

DINING
18' 9" x 13' 11"

FAMILY ROOM
11' 11" x 9' 6"

DINING/KITCHEN
17' 5" x 12' 7"

UTILITY
9' 6" x 5' 9"

BATHROOM
6' 11" x 7' 5"

UPPER HALL
16' 6" x 11' 3"
(sizes of main area only incl' staircase)

BEDROOM 1
15' 3" x 13' 8"

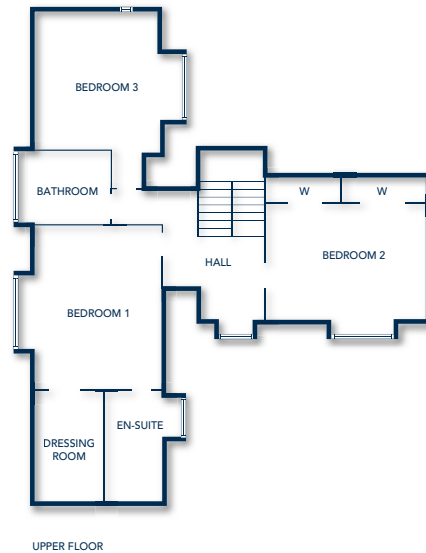
EN SUITE
7' 7" x 7' 6"

DRESSING ROOM
3' 5" x 8' 4"
(sizes of central walkway only)

BEDROOM 2
14' 4" x 13' 6"

BEDROOM 3
12' 9" x 14' 4"

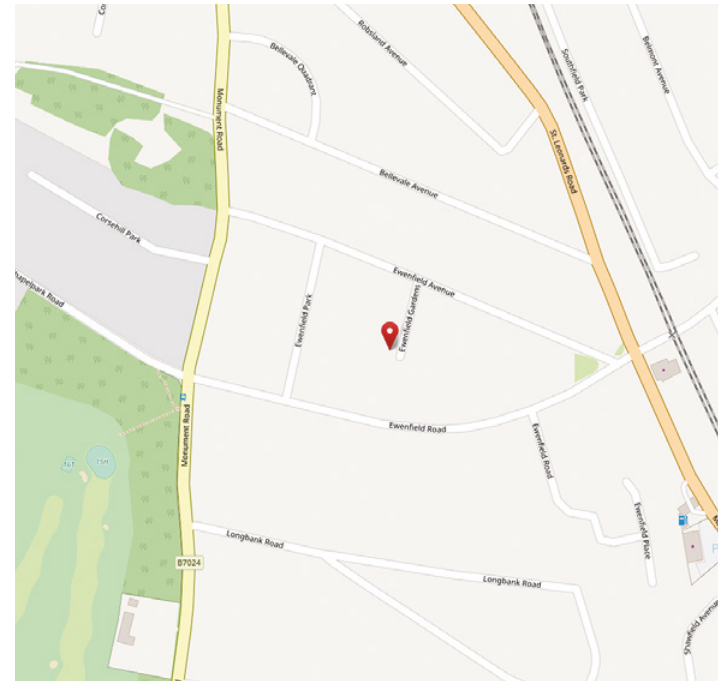
BATHROOM
7' 5" x 9' 9"



UPPER FLOOR



GROUND FLOOR



VIEWING - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606.

HOME REPORT - The Home Report is available from BLACK HAY Estate Agents own website - blackhay.co.uk (simply search for this particular property then scroll down the page for the Home Report Tab, click on and the PDF/Electronic Version Home Report will open).

INTEREST/OFFERS - If you are interested in this particular property and considering making an offer please contact BLACK HAY Estate Agents on 01292 283606 and we can advise you further.

DISCLAIMER Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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Welcome to Black Hay

As our clients journey through their lives BLACK HAY are there, providing our services when needed. Established in the 1930's ... Over 75 years later , we still exist to serve our clients, old & new.

Most importantly, we retain our traditional values of independent advice you can trust, on legal matters, estate agency and financial services. We serve our clients both locally and across Scotland, with offices located in the key areas of AYR & PRESTWICK on the South Ayrshire coast of Scotland.

We build long term client relationships and many of our new clients are referred to us by existing clients.

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serving existing & new clients since the... 1930's 1940's 1950's 1960's 1970's 1980's 1990's 2000's 2010's