



Most desirable Modern Detached Villa enjoying favoured corner position, within highly regarded residential local comprising mixed style homes. Enjoying favoured corner position with distant partial coastal view (from its upper/front facing apartments).

A superb family home with 6 flexible/well proportioned apartments featured over 2 levels. Excellent scope to extend or develop the property further, if required (subject to acquiring planning permission etc). Fabulous Conservatory to rear. GCH/DG. Double Garage/Private Driveway.



A most desirable Modern Detached Villa enjoying favoured corner position, within highly regarded residential local comprising mixed style homes. Browncarrick Drive is on southern fringe of Doonfoot where it meets with the countryside of the scenic South Ayrshire/ West Coast of Scotland. No 30, with its favoured corner position enjoys a distant partial coastal view (across elevated Dunure Road), from its upper/front facing apartments.

This well proportioned/presented home is a superb family home with 6 flexible apartments featured over 2 levels. There is scope for the successful purchaser to extend or develop the property further, if required – subject to acquiring required planning permission etc. The property retains a sweeping corner plot with the added benefit of a detached double garage.

Internally the accommodation comprises on ground floor, a welcoming reception hall with useful "downstairs" wc, a spacious lounge with "eye-level" bay window enjoying open outlook, adjacent to the rear a semi-open plan dining room with "French" style doors through to a substantial conservatory which is one of the focal points of the property, a lightly restyled kitchen is centrally positioned

whilst a flexible 3rd public/living room could be utilised as a 4th bedroom if required. On the upper level, 2 bedrooms plus a modern 4 piece bathroom whilst a 3rd bedroom is situated off the half-level landing.

Attic storage is available. Both gas central heating & double glazing are featured. EPC – D. A detached double garage provides secure parking/storage whilst the driveway leading thereto also provides off-street parking. On-street parking is also available.

Doonfoot is very convenient for access to Ayr town centre and its wide ranging amenities. Prestwick Airport is a relatively short car journey away as is the A77 which provides main road links both north & south. Doonfoot & Ayr provide access to a sweeping promenade/seafront whilst travelling south from Doonfoot the attractions include Culzean Castle, the world renowned Trump Turnberry Golf Course etc.

In our view, a superb flexible family home with the potential, if required, to develop further to meet any changing needs of its new owners. Viewing by Private Appointment – please telephone BLACK HAY Estate Agents on 01292 283606





TO ARRANGE A VIEWING - TELEPHONE BLACK HAY 01292 283606

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ROOM DIMENSIONS

FLOORPLAN

MAP

RECEPTION HALL

7' 9" x 10' 4"
(sizes of main area only)

LOUNGE

11' 8" x 17' 8"

DINING

10' 1" x 9' 8"

KITCHEN

11' 3" x 11' 3"
(sizes at widest points)

CONSERVATORY

8' 10" x 17' 3"

BEDROOM 1

8' 10" x 13'

BEDROOM 2

10' x 12' 7"

BEDROOM 3

13' 7" x 9' 5"

ALT' BEDROOM 4/ LIVING ROOM

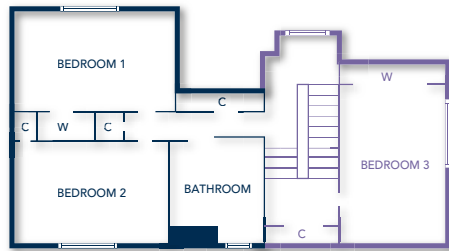
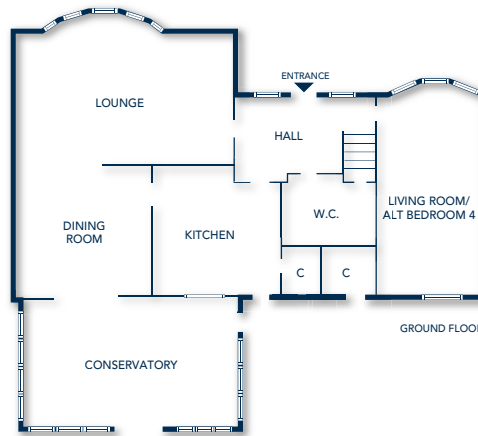
17' 5" x 8' 10"

BATHROOM

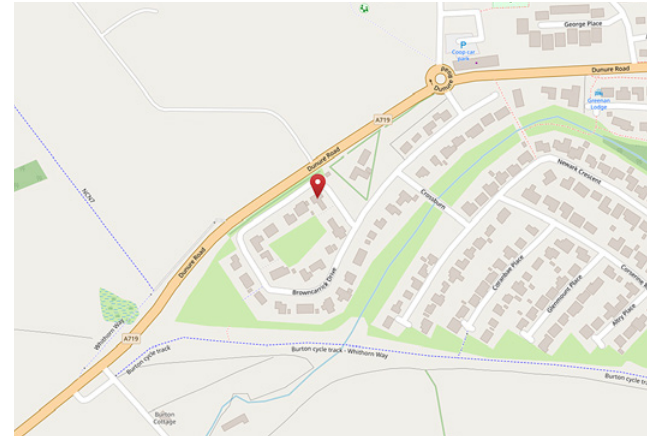
9' 1" x 6' 5"
(sizes at widest points)

WC

5' 10" x 6' 6"



Floorplans are indicative only - not to scale.
Produced by Flush Plans Ltd



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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