



17 Cowan Crescent, Ayr, KA8 9QU

Tastefully Presented and Spacious, Two-Bedroom, Modern, Mid-Terrace House

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Property Description

Tastefully presented and spacious, two-bedroom, modern, mid-terrace house, with private gardens and a driveway. Located in a quiet cul-de-sac, in an established residential area, just north of Ayr town centre.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms and a family bathroom.

Highlights include a fitted kitchen and a modern bathroom, contemporary flooring, well-proportioned rooms and a spacious, versatile loft. In addition, there is gas central heating, double-glazed windows and multiple TV points.

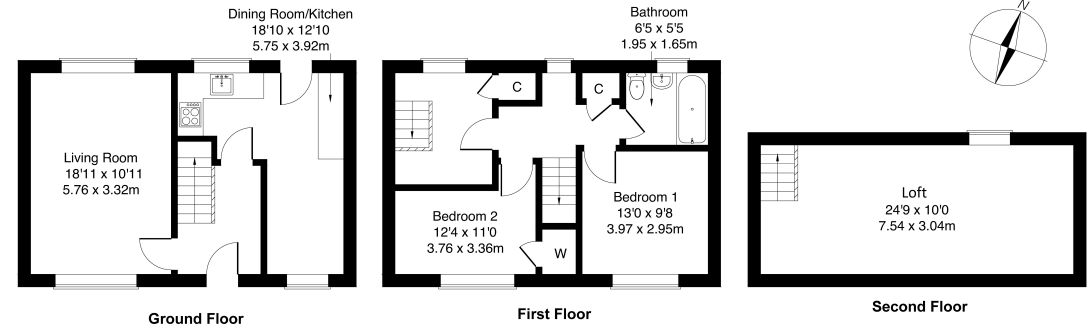
Externally, there is a lawn and paved driveway to the front, whilst the rear garden has both turfed and synthetic lawns, a paved patio, and a shed.

A bright entrance hall, finished with light, neutral decor and modern, wood-effect flooring, leads into a living room on the left. This spacious, dual-aspect reception room is flooded with natural light and offers a flexible floorplan for freestanding furniture. Set to the rear, providing garden access, a dining kitchen offers generous space for a dining table and chairs and is fitted with wood-effect units, marble-effect worktops and splashback and floor tiling. A freestanding cooker is included, whilst plumbing and space are available for additional appliances.

Upstairs, set off a naturally lit landing, with storage, two well-proportioned double bedrooms are carpeted for comfort, with one further benefiting from built-in wardrobe storage. A good-sized family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.

A floored loft, with power and light, offers an extensive, versatile space.

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Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located on the scenic southwest coast of Scotland within easy reach of Glasgow, the popular seaside town of Ayr is famous for its iconic esplanade and sweeping sandy beach. Renowned as the birthplace of Robert Burns, the 'Auld Toon' is steeped in history and its traditional town centre and bustling high street offer a charming array of independent retailers, bars, eateries and galleries, frequented by locals and visitors alike. The town is served by a number of highly reputable

primary and secondary schools and private co-educational schooling is available at Wellington. There is quick access to Glasgow via the A77/M77 and, additionally, regular rail services to both Glasgow and Edinburgh. For the global traveller, Prestwick International Airport offers a range of flights to Europe while Glasgow Airport offers an increasing number of inter-continental flights.





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