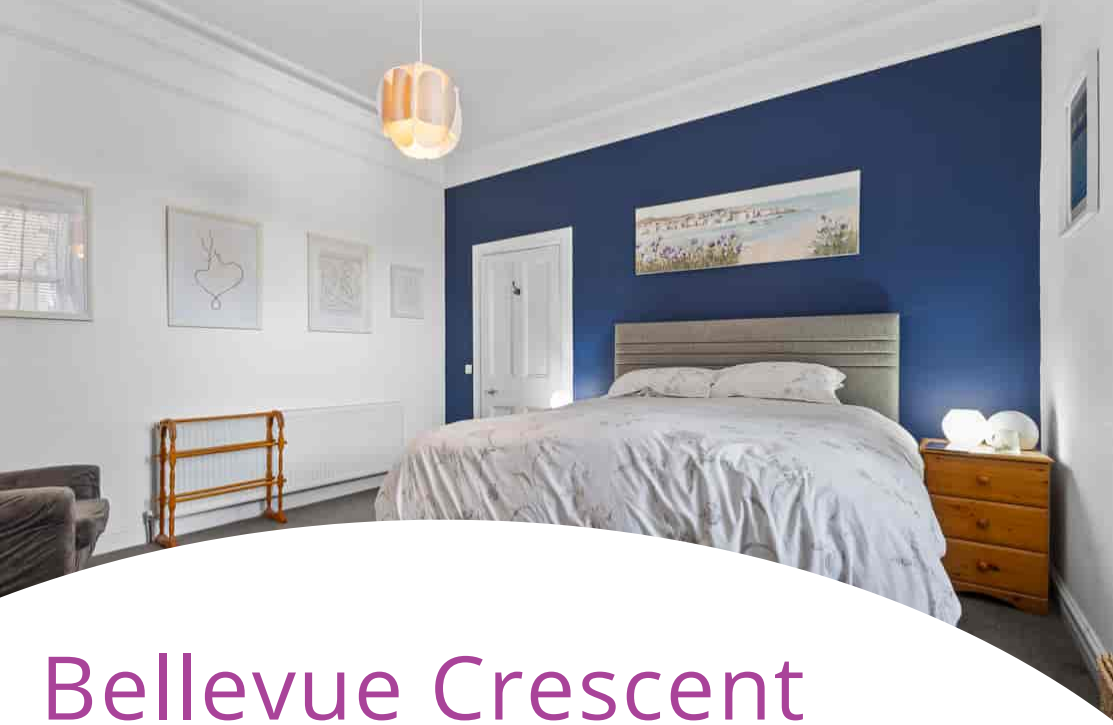




47a Bellevue Crescent
Ayr, KA7 2DP
P.O.A.

GREIG
Residential



Bellevue Crescent

Ayr, KA7 2DP

Having been recently upgraded by the current owner, this impressive two bedroom ground floor Victorian apartment retains a wealth of period features whilst boasting a contemporary finish. Appealing to a wide range of purchasers, this enviable lower conversion provides a flexible layout, conveniently all on the level complete with master en suite, open plan kitchen/sitting room, utility space and large rear garage. Located in one of Ayr's most prestigious addresses, perfectly positioned within close proximity of the idyllic seafront, town centre, local eateries and transport link including bus and train stations.





Entrance Vestibule

Access is given via an outer wooden and glazed storm doors to a welcoming entrance vestibule offering crisp white decor, traditional tiled flooring and a secure entry door leading to the hallway.

Hallway

8.82m x 2.62m (28' 11" x 8' 7") Grand hallway boasting crisp white decor, traditional high ceilings, ceiling spotlights, practical storage cupboard and fitted carpet. Access is given to the lounge, kitchen and rear lounge.

Formal Lounge

4.78m x 6.26m (15' 8" x 20' 6") Impressive formal lounge offering contemporary decor whilst retaining intricate traditional features including high ceilings, detailed cornicing and central rose. Feature fire place with superb log burning stove, shelved alcove, fitted carpet and a large bay window to the front.

Kitchen/Sitting Room

4.07m x 6.97m (13' 4" x 22' 10") Modern open plan sitting room and kitchen complete with contemporary navy shaker style wall and base units complimented by crisp white work surface, integrated oven, gas hob and hood, integrated dish washer, shelved pantry storage cupboard, plumbing and space for fridge freezer, contemporary decor, plentiful space for free standing furniture, stylish laminate flooring, a double glazed window to the side and french doors leading to the garden.

Utility Room

2.98m x 1.37m (9' 9" x 4' 6") Practical utility room offering plumbing and space for washing machine and tumble drier, crisp white decor, laminate flooring and a double glazed window to the side.

Bedroom Two

4.42m x 4.92m (14' 6" x 16' 2") The second bedroom is an impressive double bedroom complete with contemporary decor, intricate cornicing and traditional central rose, fitted carpet and a double glazed window to the rear.

Inner Hallway

0.89m x 3.52m (2' 11" x 11' 7") The inner hallway offers crisp white decor, ceiling spotlights, laminate flooring and provides access to the master bedroom, the shower room and utility.

Bedroom One

4.07m x 4.21m (13' 4" x 13' 10") A generous double master bedroom with stylish decor, fitted wardrobes, ceiling spotlights, fitted carpet, two double glazed windows to the side and access to en-suite facilities.

En-Suite

2.83m x 1.57m (9' 3" x 5' 2") Contemporary en-suite bathroom complete with wash hand basin, wc, bath with mixer taps, decorative wall panelling, contemporary decor, ceiling spotlights, heated towel rail, laminate flooring and a double glazed opaque window to the rear.

Shower Room

2.71m x 1.61m (8' 11" x 5' 3") Stylish shower room comprising of a wash hand basin with vanity unit, wc, double shower cubicle with mains shower, modern wet wall finish to walls, vanity mirror and laminate flooring.

External

This traditional ground floor apartment offers garden grounds to the front and rear. The private front gardens are low maintenance laid with decorative chips. The rear gardens provide an enclosed paved patio area with practical outdoor storage cupboard and large garage.

Council Tax

Band D

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Total scanned area: 1626 sq. ft

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