



17 Belmont Crescent  
Ayr, KA7 2NS  
P.O.A.

**GREIG**  
*Residential*



# Belmont Crescent

Ayr, KA7 2NS

Greig Residential are delighted to present to the market this unique, substantial six apartment terraced villa located in a popular residential area of Ayr offering generous accommodation over two levels, boasting stunning rear gardens with modern out houses and a driveway to the front with ample off street parking. Having been extensively upgraded and extended by the current owners, with stunning modern fixtures and fitting including solid oak doors throughout, we are sure this will impress all who view.







#### Entrance Porch

1.54m x 0.88m (5' 1" x 2' 11") Accessed by outer white double glazed UPVC door into entrance porch with neutral decor, laminate flooring, door access into the hallway and a double glazed window to the front.

#### Hallway

3.08m x 2.27m (10' 1" x 7' 5") Welcoming entrance hallway with fresh neutral decor, laminate flooring, carpeted staircase leading to upper level, storage cupboard, door access to lounge, shower room and kitchen.

#### Shower Room

2.36m x 1.60m (7' 9" x 5' 3") Downstairs shower room with walk in shower, wc, wash hand basin and vanity unit, full height stylish wet wall finish, vinyl flooring and ceiling spotlights.

#### Lounge

4.79m x 3.62m (15' 9" x 11' 11") Generously proportioned main apartment with neutral modern decor, laminate flooring, electric fire set within a decorative tiled surround and a double glazed window to the front.

#### Kitchen

5.00m x 2.98m (16' 5" x 9' 9") Stylish modern fitted kitchen with cream gloss cabinets and solid oak work surfaces offering a "smeg" range cooker with five burner hob, wine cooler, mosaic effect splash back, white gloss sink and drainer, spotlights, laminate flooring, plumbing space for american fridge freezer, washing machine and tumble dryer.

#### Dining Room

3.04m x 2.59m (10' 0" x 8' 6") Generous size second public room currently being used as a dining room with potential to be used as a fourth bedroom or home office. Comprising of neutral fresh decor, laminate flooring, storage cupboard and a double glazed window to the rear.

#### Sitting Room

3.71m x 3.33m (12' 2" x 10' 11") Sizable sitting room complete with impressive bi-folding doors that offer stunning open views on to the rear garden, neutral decor, laminate flooring, two velux windows and ceiling spotlights.



#### Bedroom One

4.26m x 3.34m (14' 0" x 10' 11") Impressive sized master bedroom with neutral decor, laminate flooring, feature fireplace set within decorative tiled surround, shelved recess and a double glazed window to the front.

#### Bedroom Two

4.08m x 3.81m (13' 5" x 12' 6") Generous double bedroom with neutral decor, built in wardrobes, shelved recess, fitted carpet and a double glazed window to the rear.

#### Bedroom Three

3.50m x 3.14m (11' 6" x 10' 4") Spacious double bedroom with neutral decor, fitted carpet and a double glazed window to the rear.

#### Bathroom

2.16m x 1.85m (7' 1" x 6' 1") Three piece family bathroom comprising of shower over the bath with a mains operated shower, wc, wash hand basin, chrome towel rail, half height wall paneling, laminate flooring and a double glazed opaque window to the rear.

#### Top Landing

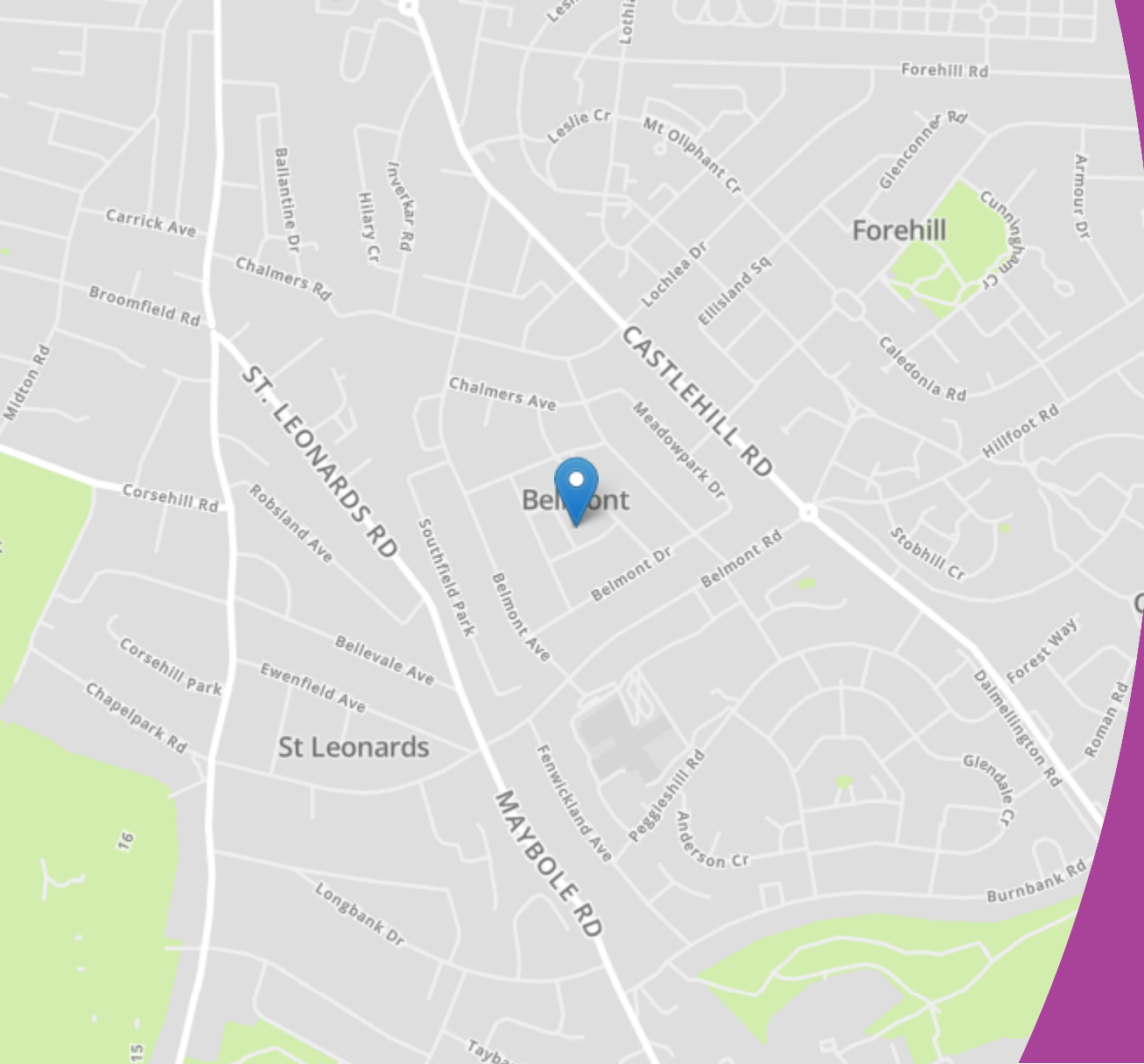
5.29m x 3.21m (17' 4" x 10' 6") Sizable top landing with large storage cupboard, neutral decor, fitted carpet and door access to all three bedrooms and family bathroom.

#### External

The property boasts modern, well maintained gardens to the rear with artificial lawn, a large patio area perfect for al fresco dining, composite decking and three large out houses currently being used as a home office, shed and a hot tub room - all complete with power and lighting. The rear gardens are also complete with at least 10 outdoor power sockets and practical outside tap. The front garden is fully mono blocked and offers ample off street parking with an outdoor power socket.

#### DISCLAIMER

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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