




McEwan Fraser Legal
Solicitors & Estate Agents
01292 430 555

20 Old Hillfoot Road

AYR, SOUTH AYRSHIRE, KA7 3LW

20 OLD HILLFOOT ROAD



20 Old Hillfoot Road is ideally placed in one of Ayr's most sought after areas. The town of Ayr offers well known restaurants, hotels, services and a wide range of recreational facilities. Ayr boasts a great beach and two woodland parks with beautiful walks, cycling paths, play parks and safe bathing areas. The town has a mainline train links with Stranraer in the South and Glasgow in the North. You can reach Glasgow in 48 minutes, with several trains every hour, making it an ideal commuter town. The A77/M77 has undergone a major refurbishment programme that provides an easy commute to Kilmarnock and Glasgow in the North with

Glasgow now a mere 50 minutes by car. In addition, 7 miles away, Glasgow Prestwick International Airport provides regular flights to Ireland and the rest of Europe. There is a number of good schools in the immediate vicinity to choose from and private education, at all levels, at Wellington School. Belmont Academy is also extremely popular and the preferred choice for many families. For the commuter, the A77/M77 trunk road links to Kilmarnock, Glasgow and surrounding districts, while Prestwick International Airport has regular flights to London, Dublin and Europe.



Part Exchange available. McEwan Fraser Legal are delighted to introduce to the market a superb four/five bedroom detached villa which offers fantastic and flexible accommodation formed over two levels, with a beautiful outlook and would make a wonderful family home.

The property has been designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear.

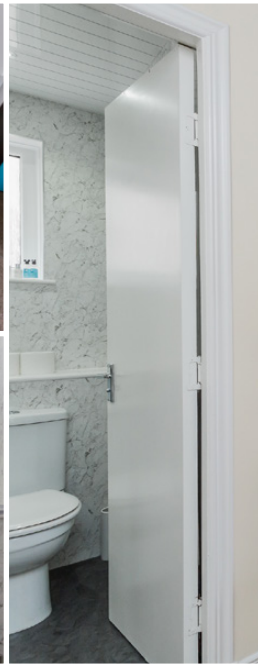
Once inside, discerning purchasers will be greeted with a first class specification. A welcoming hallway sets the tone for the rest of the property. An impressive lounge is flooded with natural light from the window to the front aspect with a dining room thereafter, it is easy to imagine the evenings of fine dining this zone has played host to when entertaining friends and family. The breakfasting kitchen has a range of modern floor and wall mounted units with a striking worktop creating a fashionable and efficient workspace. It also comes complete with a host of integrated appliances, making this the ideal zone for an aspiring chef. The family/tv room will be popular with all members of the family. This room could easily be transformed into a bedroom. A useful WC completes the accommodation on this level.

The crisp and contemporary styling continues onto the first-floor level where you will find four bright and airy well-proportioned bedrooms with the master bedroom being further complimented with an impressive en-suite. All bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. A family bathroom completes the impressive accommodation internally.

Externally, there are private front and rear gardens. To the front and side of the property, there is a driveway providing off-street parking with a garage thereafter. The rear garden is a sheer delight, especially in summer months. Many an evening will be spent in this area enjoying the peace and quiet.

The high specifications of this family or holiday home, also include double glazing and gas central heating for additional comfort.



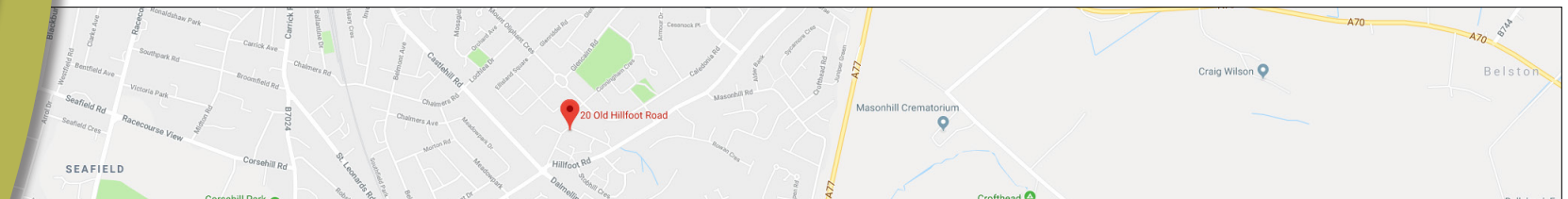
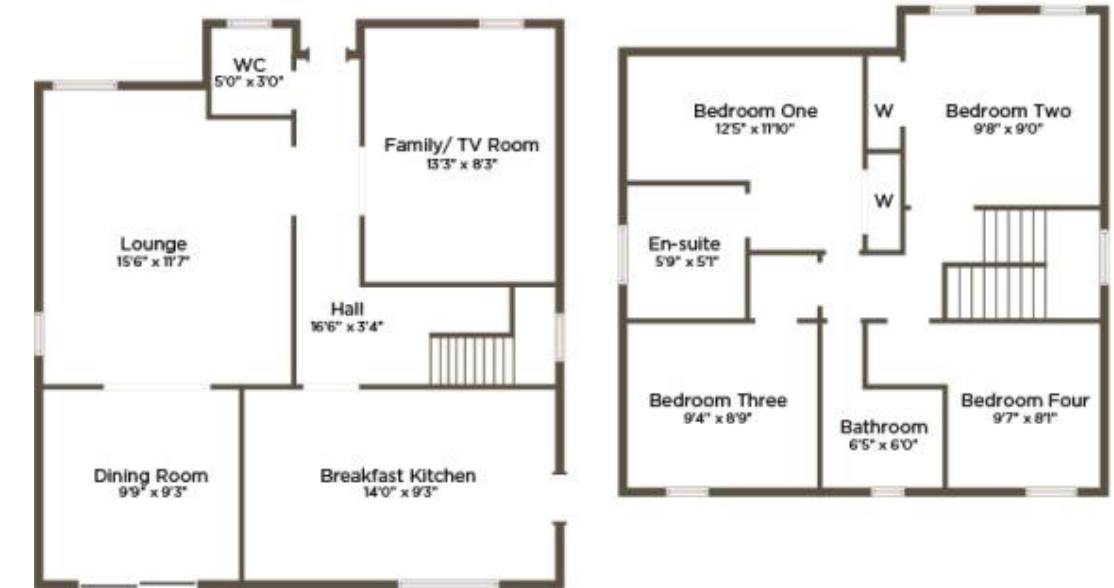


"...THE CRISP AND CONTEMPORARY STYLING CONTINUES ONTO THE FIRST-FLOOR LEVEL WHERE YOU WILL FIND FOUR BRIGHT AND AIRY WELL PROPORTIONED BEDROOMS..."



SPECIFICATIONS

FLOOR PLAN & DIMENSIONS





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DIANE KERR
 Surveyor



Professional photography
GARY CORKELL
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer