

3A Barns Terrace

AYR, SOUTH AYRSHIRE, KA7 2DB



LUXURIOUS TWO-BEDROOM GEORGIAN TOWNHOUSE



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McEwan Fraser Legal is honoured to bring to the market this exquisite two-bedroom Georgian townhouse, nestled within an elegant blonde sandstone structure in one of Ayr's most prestigious neighbourhoods. This property features exceptional exposure to natural light through the beautiful atrium and tastefully designed large windows.

Spanning two floors, this property offers unparalleled accommodation meticulously maintained and tastefully adorned throughout. Upon entry through the ground floor vestibule, a grand staircase ascends to a mezzanine level featuring a double bedroom, and access to a private rear garden through a charming porch.

The Property



The first floor showcases a spacious lounge, a modern fitted open-plan kitchen-diner with window seating, and an additional double bedroom. Additionally there is the tastefully decorated family bathroom complete with bath shower and WC.









Bedroom 1

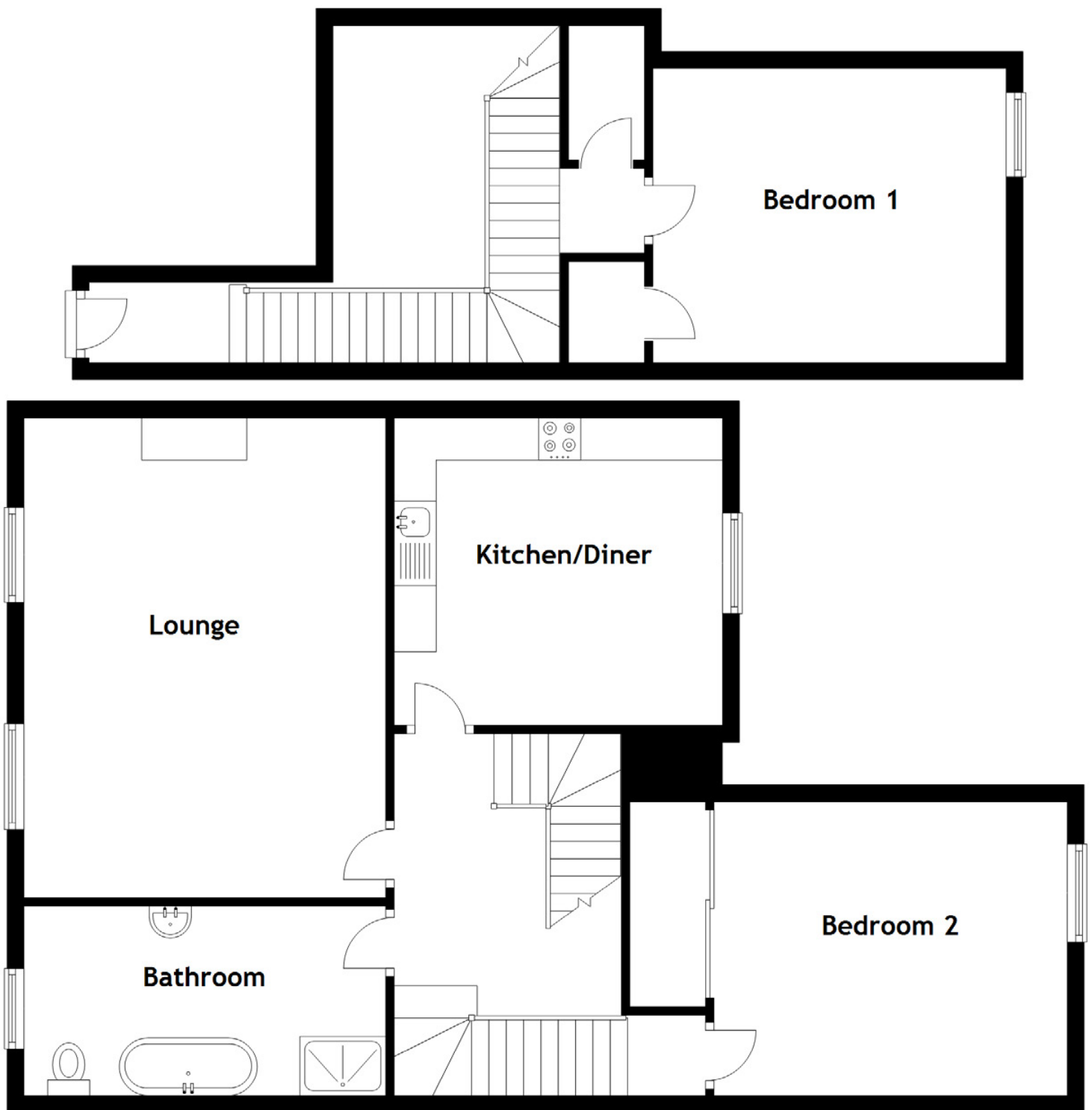


Ascend to the second floor to discover another double bedroom. This floor also presents an opportunity for expansion with access to a generous loft space, potentially adaptable into a fourth bedroom.

Internally, the property boasts notable features including a sweeping traditional staircase, a cupola, integrated kitchen appliances, and ample space for hosting social gatherings.







Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 4.30m (14'1")	Bathroom	4.30m (14'1") x 2.25m (7'5")
Kitchen/Diner	3.90m (12'10") x 3.00m (9'10")		
Bedroom 1	4.20m (13'9") x 3.50m (11'6")	Gross internal floor area (m ²): 96m ²	
Bedroom 2	4.20m (13'9") x 3.49m (11'5")	EPC Rating: D	



Externally, the residence is ensconced within a resplendent blonde sandstone Georgian townhouse, offering the convenience of private residents' parking. Enhancing the allure of this property is the exceptional private rear garden, adorned with an array of flora, ideal for outdoor entertainment, with access facilitated through a gated side entrance.

3A Barns Terrace is poised to captivate a discerning array of buyers, particularly those seeking their forever home. Situated in close proximity to Ayr Beach, offering breathtaking vistas of the Firth of Clyde, and within walking distance of the prestigious Wellington School, this residence epitomises sophisticated living in Ayr's premier locale.

The Property



Barns Terrace is a superb street in Ayr, South Ayrshire, that offers a lifestyle of unparalleled convenience and cultural richness. This property is strategically located, with amenities and road links close-by, providing seamless connectivity for daily commutes. The Ayr train station is within easy reach, enhancing accessibility for those who prefer rail transport. Residents will find themselves in close proximity to a variety of shops, with the bustling town centre and its array of retail options. Families with school-going children will appreciate the esteemed Ayr Grammar Primary School and Belmont Academy, both renowned for their academic excellence, located within a comfortable distance. For leisure and local activities, the property is surrounded by verdant parks and recreational spaces, fostering a vibrant community atmosphere.

The Location



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Part
Exchange
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THE SUNDAY TIMES
THE TIMES



Text and description
BOBBY WALKER-LYNCH
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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