



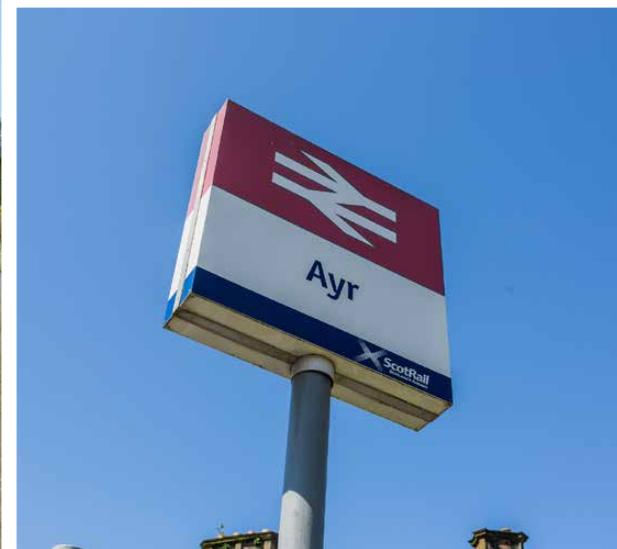
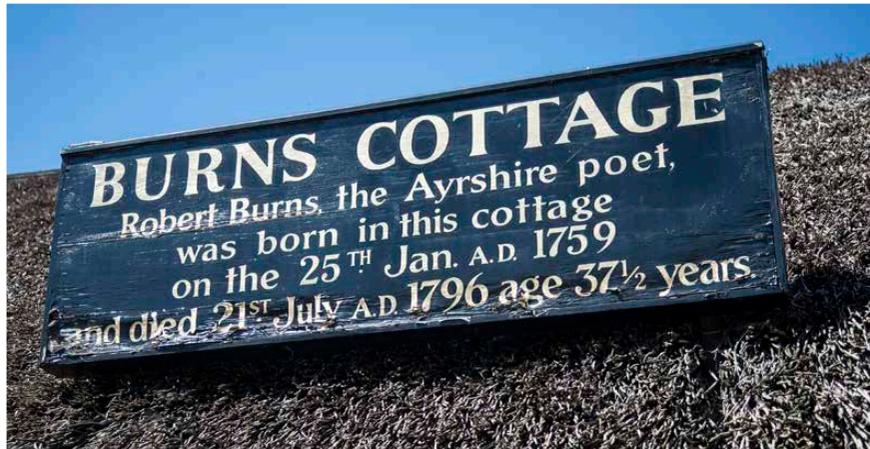

McEwan Fraser Legal

Solicitors & Estate Agents

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20 Lochlea Drive

AYR, KA7 3DP



20 Lochlea Drive is ideally placed in one of Ayr's most sought after areas and within walking distance to local amenities and supermarket shopping. 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 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 are several good schools in the immediate vicinity to choose from including Kyle Academy, the highest performing school in South Ayrshire 2019. Private education is available, at all levels, at Wellington School. Belmont Academy is also extremely popular 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.



We are delighted to bring to the market this wonderful three/four bedroom, mid-terraced villa in a desirable, quiet location. This property is spacious and impressive, but at the same time, a fun and functional place in which to live and to enjoy with friends and family.

This property would be a fantastic acquisition for a variety of people as its superb spot offers great commuting links, as well as being within a very easy walk to local amenities. The house has been well designed to maximise privacy and the natural available light to create a modern ambience

The welcoming hallway sets the scene with solid oak flooring that continues into the lounge. Immediately, the impressive lounge offers various furniture configurations and leads to the stylish and chic dining kitchen. With solid Beech worktops, an abundance of floor and wall mounted units, and integrated appliances, it creates a fashionable and efficient workspace. The

formal dining room/bedroom four is pleasantly located on this level. The current owners have utilized the space as a formal dining room. It is easy to imagine the evenings of fine dining this zone has played host to and boasts a pleasant view over the rear garden. The family bathroom completes the impressive accommodation on this level.

Journeying upstairs you will discover three, bright and airy good sized bedrooms. The master benefiting from solid oak flooring and all have a range of furniture configurations and space for additional free-standing furniture if required. The property has gas central heating and double glazing, helping to ensure a warm, cost-effective living environment all year round.

Externally, there are private front and rear gardens. The rear garden is a real suntrap and will be popular with all members of the family.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.40m (11'2")
Kitchen	3.00m (9'10") x 2.80m (9'2")
Bedroom 1	4.50m (14'9") x 3.40m (11'2")
Bedroom 2	4.00m (13'1") x 3.70m (12'2")
Bedroom 3	3.20m (10'6") x 3.10m (10'2")
Bedroom 4	4.00m (13'1") x 3.10m (10'2")
Bathroom	3.00m (9'10") x 1.75m (5'9")

Gross internal floor area (m²): 107m² | EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

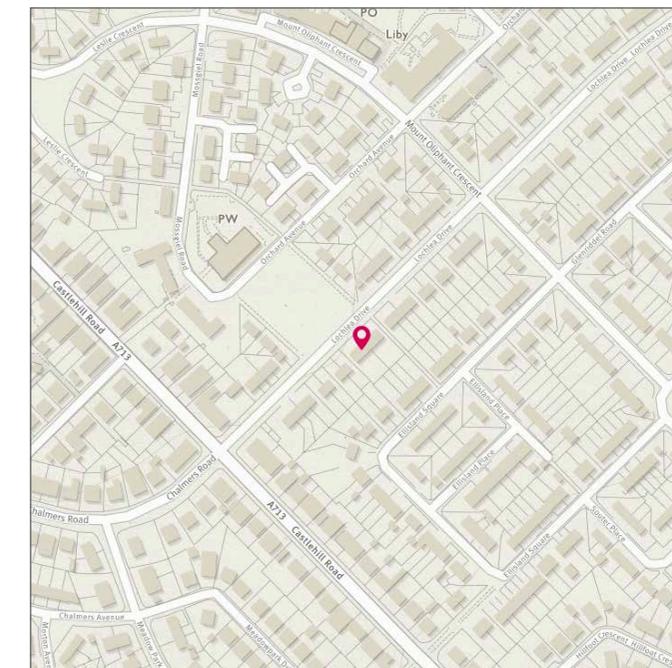


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**Part
Exchange
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Text and description
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Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer