



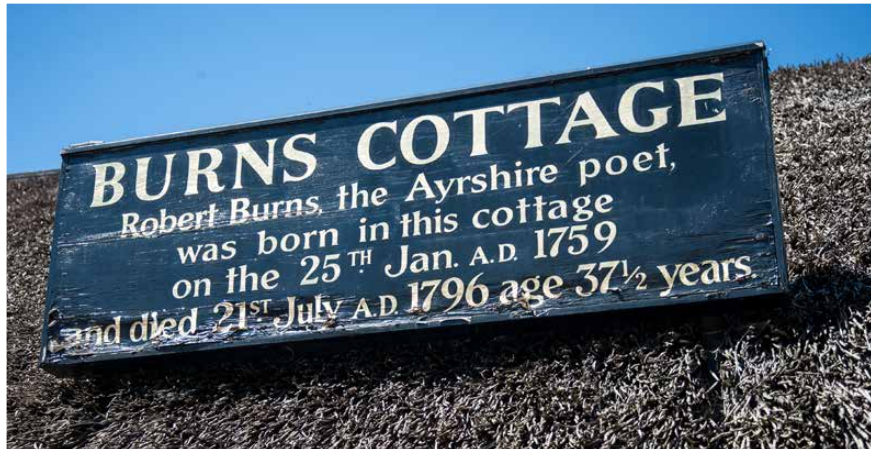
**McEwan Fraser Legal**

Solicitors & Estate Agents

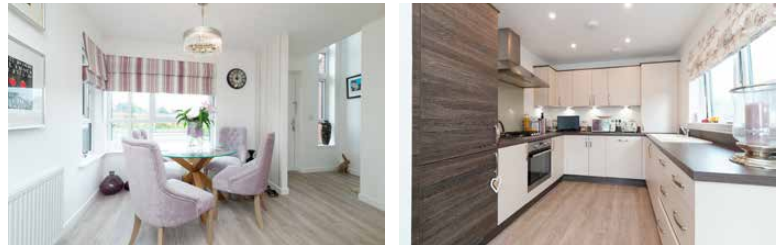
01292 430 555

**42 Kintyre Avenue**

DOONFOOT, AYR, SOUTH AYRSHIRE, KA7 4GB



42 Kintyre Avenue is in the highly sought after area of Doonfoot within the beautiful, seaside town of Ayr and is ideally placed for access to a fantastic range of local amenities including Ayr beach, the UWS local campus, schooling (Doonfoot Primary is less than half a mile away), shopping, golf clubs and a variety of leisure activities. Ayr benefits from a mainline train station and the upgraded M77 links to Kilmarnock, Glasgow and beyond. The Ayrshire coastline is synonymous with golf with World Class venues at Royal Troon, Turnberry and Old Prestwick while there are also several high quality municipal courses in both Ayr and Troon. Prestwick International Airport is Scotland's only rail connected airport and offers regular flights throughout the UK and Europe.



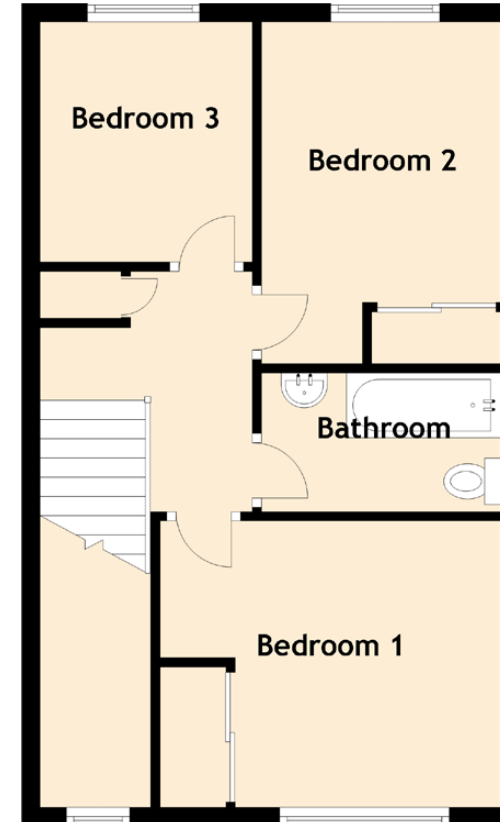
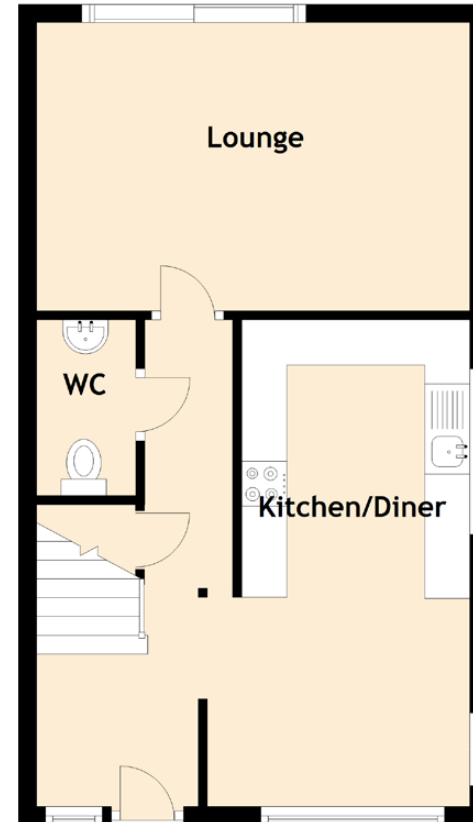
Part Exchange available. This striking three bedroom semi-detached villa is formed over two levels and will be the perfect home for a wide variety of purchasers. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

A welcoming hallway leads to all apartments on this level. The formal lounge is pleasantly located to the rear of the

property and is flooded with natural light from a set of doors that overlook the rear garden and allow you to invite outside in. The dining kitchen has a quality range of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace and is further complemented with a host of integrated appliances. The dining area will be popular with all members of the family, especially when you are showing off your culinary

skills with friends and family. A useful WC completes the accommodation on this level. A staircase from the hallway gives access to the upper level where the crisp and contemporary styling continues. Here you will discover three bright and airy well-proportioned bedrooms, all of

which have a range of furniture configurations and space for additional free-standing furniture if required. They are also further complimented with built-in storage. A family bathroom suite completes the impressive accommodation on this level.



Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	5.40m (17'9") x 2.90m (9'6")
Lounge	4.80m (15'9") x 3.20m (10'6")
WC	1.95m (6'5") x 1.10m (3'7")
Bedroom 1	3.70m (12'2") x 3.10m (10'2")
Bedroom 2	3.70m (12'2") x 2.60m (8'6")
Bedroom 3	2.60m (8'6") x 2.20m (7'3")
Bathroom	2.60m (8'6") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>  
EPC Rating: C

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



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

Externally to the front of the property, there is a driveway providing off road parking. To the rear of the property, you will find a fully enclosed garden, providing a safe environment for children, a great

spot to spend a lazy summer's night. The property is highly energy-efficient and has both gas central heating and double glazing creating a warm, yet cost-effective way of living all year round.



  
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Part  
Exchange  
Available

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Text and description  
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Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
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Designer