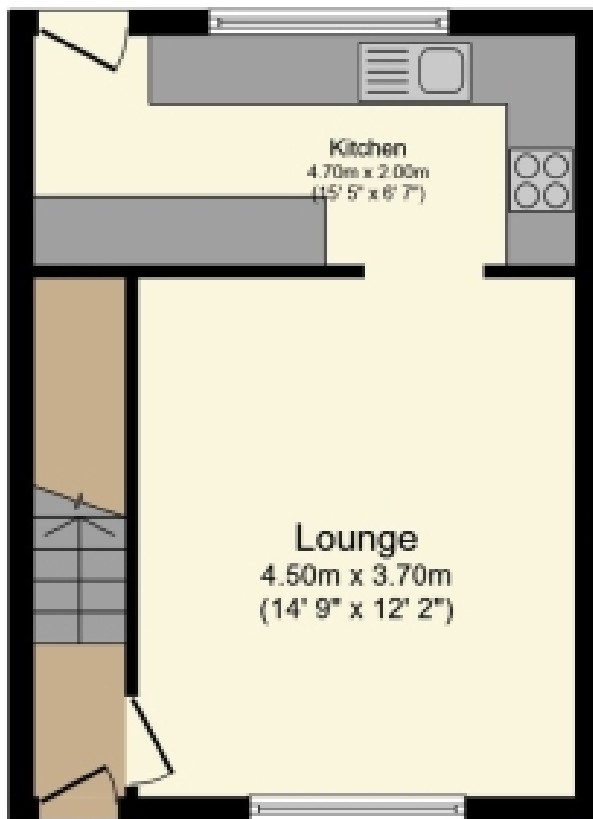




**9 Corsehill Crescent, Coynton,**

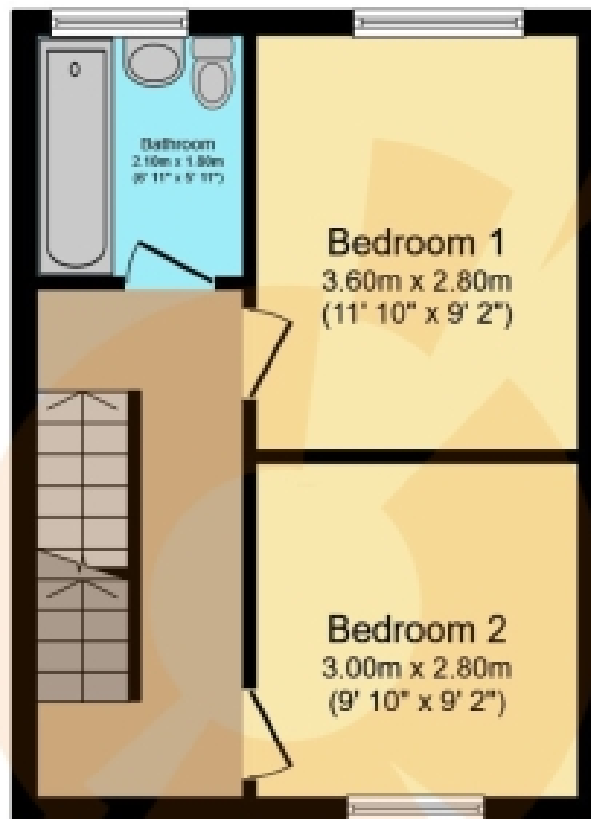
**Offers Over £95,000**





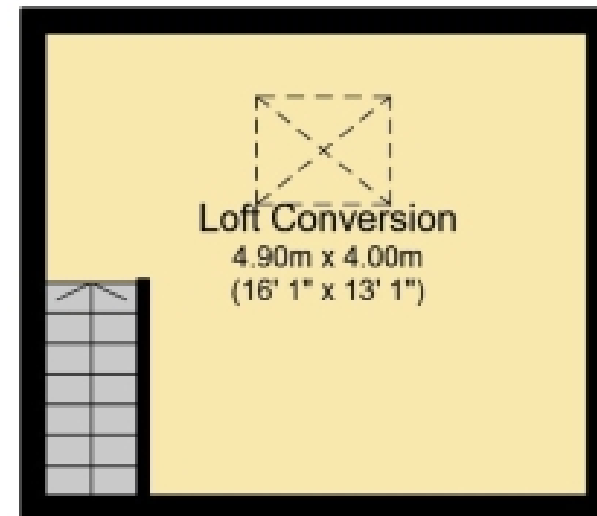
## Ground Floor

Floor area 31.0 m<sup>2</sup> (334 sq.ft.)



## First Floor

Floor area 31.0 m<sup>2</sup> (334 sq.ft.)



## Second Floor

Floor area 18.8 m<sup>2</sup> (202 sq.ft.)

**TOTAL: 80.8 m<sup>2</sup> (870 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* FANTASTIC FIRST-TIME PURCHASE \*\* MODERN THROUGHOUT \*\* FABULOUS LOFT CONVERSION - FLEXIBLE LIVING \*\* LOW-MAINTENANCE GARDEN \*\* SHORT DRIVE TO AYR TOWN CENTRE & BEACHFRONT \*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 9 Corsehill Crescent and this fabulous, terraced home which has been presented immaculately from the outside-in. The property offers spacious and stylish accommodation across three levels, offering flexible living for the entire family. The home is also ideally situated less than a 15-minute drive from Ayr Town Centre, providing a host of amenities, public transport links and stunning seaside scenery.

To the front of the home is the driveway, providing safe off-street parking. A paved walkway leads to the front entrance, and you are welcomed inside via the bright and inviting hallway which sets the tone for the rest of the accommodation.

The spacious family lounge boasts generous dimensions and is further complimented with stylish décor and an abundance of natural sunlight. Wood-effect flooring flows seamlessly into the well-appointed kitchen, holding plentiful storage in the form of oak wall and base mounted units paired with dark granite-effect worktops. Integrated appliances include a 4-ring gas hob, electric oven/grill, and there is further space for free-standing appliances where desired.

Onto the first floor are two generously proportioned double bedrooms. The pristine three-piece family bathroom comprises of bathtub with overhead shower, W.C. and wash hand basin with chrome fixtures and fittings. The substantial loft conversion adds another useable space with fixed staircase, offering for a multitude of potential uses. To the rear is a fabulously low-maintenance and fully enclosed garden space, making the perfect space for children and pets alike. The property further benefits from gas-central heating and double glazing, providing each room with a lovely warmth all year round. Coylton is a delightful South Ayrshire village surrounded by beautiful Ayrshire countryside, just a 10-minute walk brings you to Coylton Primary School. Less than a 15-minute drive will have you in the coastal town of Ayr, with an eclectic range of amenities, eateries, and public transport links.

Ideally situated for local Primary and Secondary Schools... For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

**WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET A FREE HOME VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR HOME.**

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

**www.thepropertyboom.com**  
**70 West Regent Street, Glasgow, G2 2QZ**  
**Tel: 0333 900 9089 / Email: smile@thepropertyboom.com**