

4 Larchwood Road, Ayr KA7 3TA



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Property Consultant



Nestled in a highly sought-after residential area, this beautifully presented detached bungalow for sale, offers an exceptional standard of living with a stylish sunroom extension that enhances both space and natural light. Finished to a high specification, the home is in true walk-in condition, ideal for families, professionals, or those looking to downsize without compromising on comfort.

Stepping inside, the flexible and spacious layout boasts 3/4 well-proportioned bedrooms and 2/3 reception rooms, allowing versatility to suit your lifestyle. The brand-new, fully fitted kitchen is both stylish and practical, featuring modern cabinetry, high-quality appliances, and ample workspace, with an adjoining utility room for added convenience. The newly installed bathroom is sleek and contemporary, designed with elegant fixtures and fittings.

The sunroom extension creates a bright and airy living space, perfect for relaxing or entertaining, with views over the private rear garden. The family room and main living room benefit from a new gas fire and an electric fire, creating a warm and inviting atmosphere all year round.

Externally, the property is just as impressive. The integrated garage and mono-blocked driveway provide ample parking, while the landscaped front and rear gardens have been thoughtfully designed for ease of maintenance. A large timber decked area in the rear garden offers a fantastic outdoor space for entertaining, dining, or simply unwinding in the fresh air.





Recent upgrades make this home even more appealing, including a new roof installed in 2019 and a new Combi boiler, ensuring long-term energy efficiency.

The property also benefits from double glazing and gas central heating, providing year-round comfort and cost-effective living.

Location is key, and this bungalow is perfectly situated within walking distance of excellent primary and secondary schools, and Ayr's bustling town centre, with its supermarkets, shops, restaurants, and cafes, is just a five-minute drive away.





This exceptional property for sale offers the perfect blend of modern style, comfort, and practicality, all set within a prime location.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

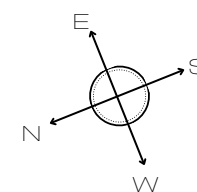
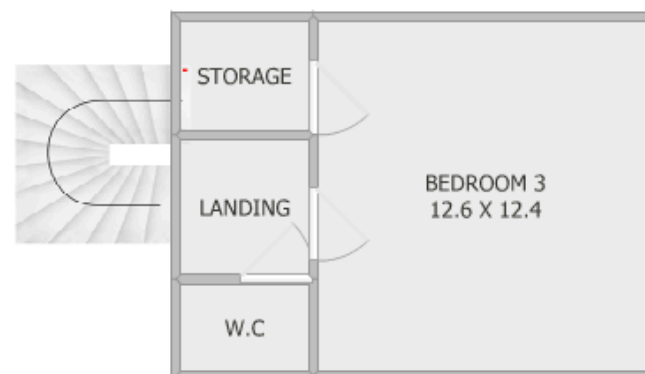
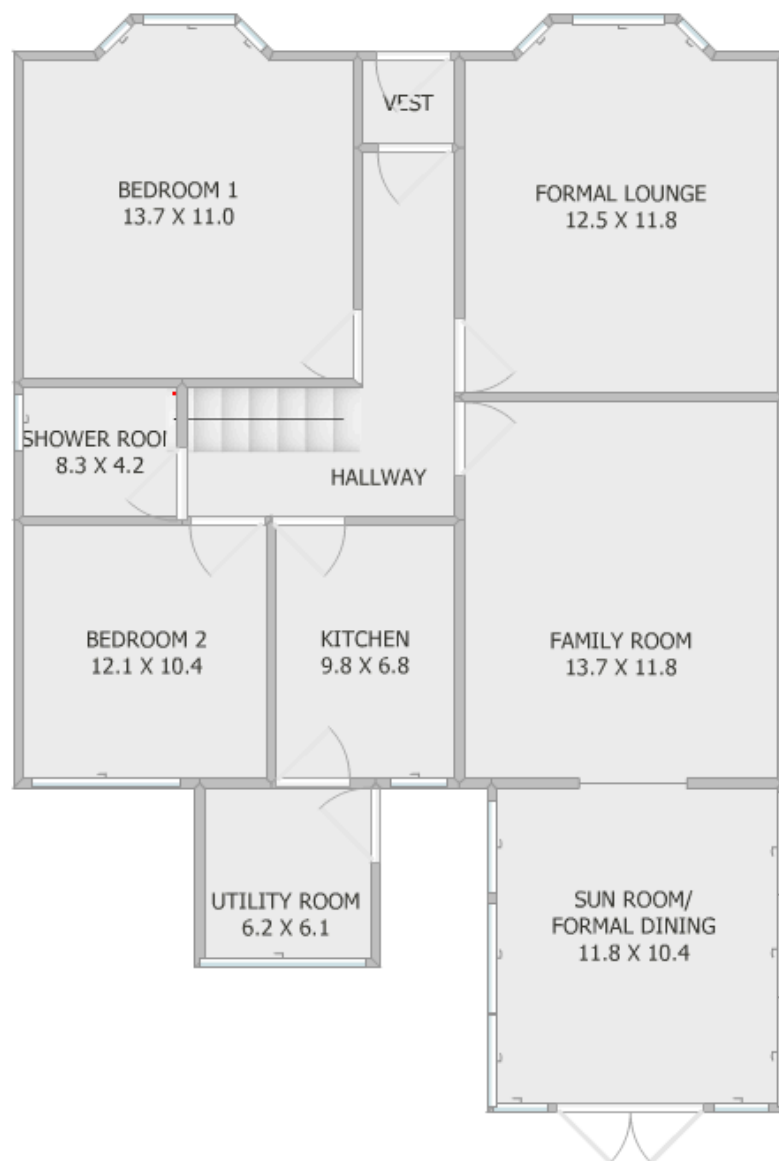








Viewings strictly by appointment





Ayr

The stunning beach and promenade provide beautiful coastal walks, while attractions such as The Gaiety Theatre, Citadel Leisure Centre, and Rozelle Park offer plenty of leisure opportunities. The town enjoys breathtaking views over the Firth of Clyde towards the Isle of Arran and beyond.

For commuters, the A77 and excellent road and rail links provide seamless access to Glasgow, while Prestwick International Airport offers further connectivity.

- Stunning detached bungalow with sunroom extension
- Presented in walk-in condition to a high standard
- New, modern fully fitted kitchen and utility room
- New bathroom
- Garage with mono-blocked drive
- Large timber decking in rear garden
- New roof installed in 2019
- New gas fire and electric fire in family room and living room
- Walking distance to local primary and secondary schools
- Less than 5 minutes' drive to town centre, beach, amenities and supermarkets
- Easy access to the A77 and travel links
- New Combi boiler
- Double glazing and gas central heating





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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.