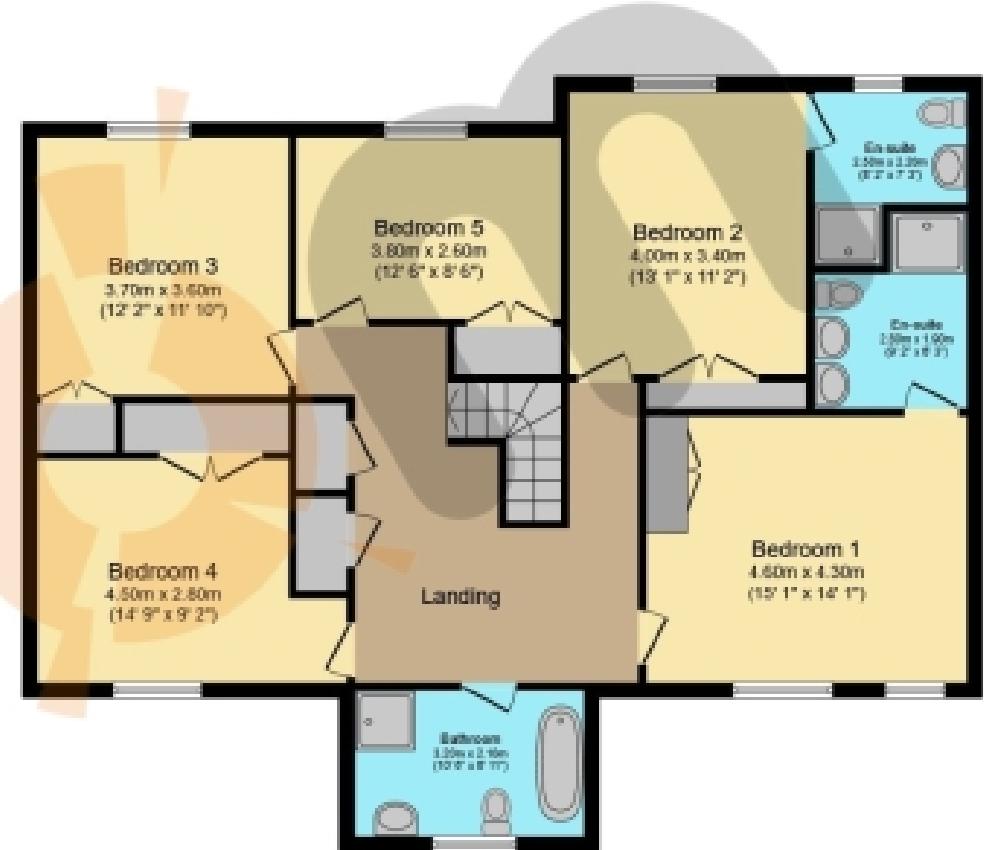




**34 Hannah Wynd, St. Quivox, Ayr**

**Fixed Price £425,000**





**TOTAL: 234.6 m<sup>2</sup> (2,525 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

Experience luxury living at Hannah Wynd, an exceptional five-bedroom detached villa in one of AYR'S MOST PRESTIGIOUS DEVELOPMENTS. This stunning CALA HOMES "Kennedy" model offers spacious, flexible FAMILY LIVING ACROSS 2,200 SQ. FT., designed for both comfort and style. Please contact Boom today to arrange a viewing and a copy of the home report. **HD PROPERTY VIDEO AVAILABLE.**

With a mono block driveway, double garage, and expansive private gardens, this home provides the perfect blend of elegance and practicality. Located on the outskirts of Ayr, it offers a peaceful retreat while remaining close to excellent schools, amenities, and transport links. Don't miss this rare opportunity to own a premium home in a highly sought-after location.

Step inside to discover a bright and spacious interior, beginning with a stylish welcoming reception hallway that features under-stair storage and leads to the cosy yet elegant front-facing lounge.

At the heart of the home is a stunning modern kitchen, complete with integrated appliances and an island with induction hob, effortlessly connecting to the versatile family space with dining area perfect for hosting intimate dinners or lively gatherings. Here, French doors open onto the beautifully landscaped rear garden, creating an idyllic indoor-outdoor flow. The separate utility room provides additional convenience, with direct access to the integral double garage.

Step outside to your own private oasis, an expansive, beautifully maintained garden with a decked patio area, ideal for alfresco dining, summer barbecues, or simply unwinding with a glass of wine as the sun sets. Whether hosting friends or enjoying peaceful moments in nature, this outdoor space enhances the luxurious lifestyle this home offers.

Stairs ascend from the impressive reception hall to the cleverly designed first floor, where five spacious bedrooms await, each thoughtfully designed with integrated wardrobes for effortless storage.

The luxurious master suite is a true retreat, offering a modern en-suite shower room and ample space to create a private sanctuary. Bedroom two also benefits from its own sleek en-suite, making it ideal for guests or family members seeking extra comfort. The additional bedrooms provide versatility, perfect for children, a home office, or a stylish dressing room. A contemporary family bathroom completes the upper level, ensuring practicality meets indulgence. With gas central heating and double glazing throughout, this exceptional home guarantees year-round warmth and efficiency.

Ayr's golden sandy beaches and scenic coastline offer the perfect escape for leisurely walks, outdoor adventures, and stunning sunsets which is only a short drive away. Despite its peaceful surroundings, Ayr boasts a vibrant town centre with a fantastic selection of boutique shops, cafés, restaurants, and supermarkets. From fine dining to cosy coffee spots, there's something for every taste. The town also features top-rated schools, making it an excellent choice for families. With excellent transport links, Ayr is perfectly positioned for commuters. The train station offers regular services to Glasgow in under an hour, while the nearby A77 provides easy road access to major cities and airports. Ayr is famous for its world-class golf courses, including the iconic Royal Troon and Prestwick Golf Club-a golfer's paradise. For those who enjoy the outdoors, the town offers beautiful parks, walking trails, and cycling routes. Immerse yourself in Ayr's rich history, from Robert Burns' birthplace to historic castles and landmarks. The town also hosts a variety of events and festivals, ensuring there's always something happening.

Ayrshire truly offers the perfect blend of coastal tranquillity, modern convenience, and easy connectivity. Living at Hannah Wynd means embracing a high quality of life in a picturesque and well-connected setting.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report.

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