



43 Maple Drive,
Offers Over £255,000

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Nestled within one of Ayr's most sought-after modern residential enclaves, 43 Maple Drive is an exceptional four-bedroom detached villa offering a superb blend of contemporary style, generous family accommodation and beautifully landscaped outdoor living. Occupying a quiet, child-friendly position within this established development, the property is presented in true walk-in condition and has been meticulously maintained and enhanced to an exacting standard throughout.

From the moment you arrive, the quality of finish is immediately evident. A substantial monoblock driveway provides private parking for multiple vehicles, while the impressive interior offers bright, thoughtfully designed accommodation ideally suited to modern family life.

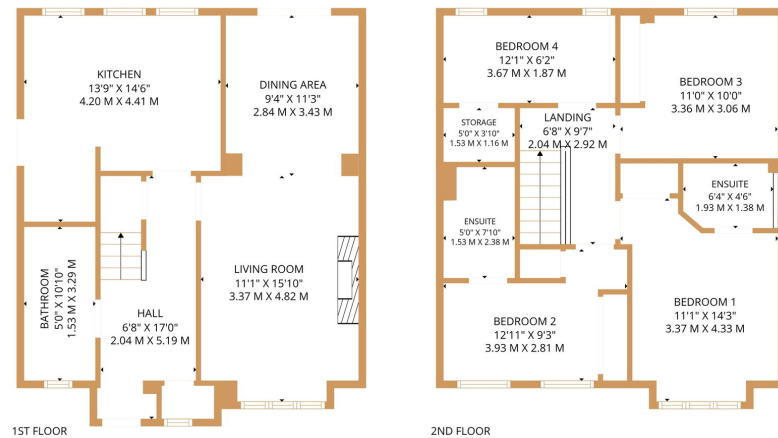
The welcoming reception hallway sets the tone for the remainder of the home, leading to an elegant front-facing lounge featuring a bespoke media wall and semi open-plan access to a formal dining area, creating an ideal space for both everyday living and entertaining. To the rear, the stylish contemporary kitchen is fitted with an excellent range of units and integrated appliances, complemented by a practical utility area and direct access to the garden. A cloakroom/WC completes the ground floor.

The upper level provides four well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys a luxury en-suite shower room, while bedroom two also features its own private en-suite, making it ideal for guests or older family members. A beautifully appointed family bathroom serves the remaining bedrooms.

Further features include gas central heating, double glazing, contemporary décor throughout, quality floor coverings, excellent storage and high-specification sanitary ware.

Externally, the property truly excels. The fully enclosed rear garden has been professionally landscaped to create an attractive and low-maintenance outdoor retreat, incorporating a split-level decked entertaining area, artificial lawn and ample space for al fresco dining, family gatherings and year-round enjoyment.

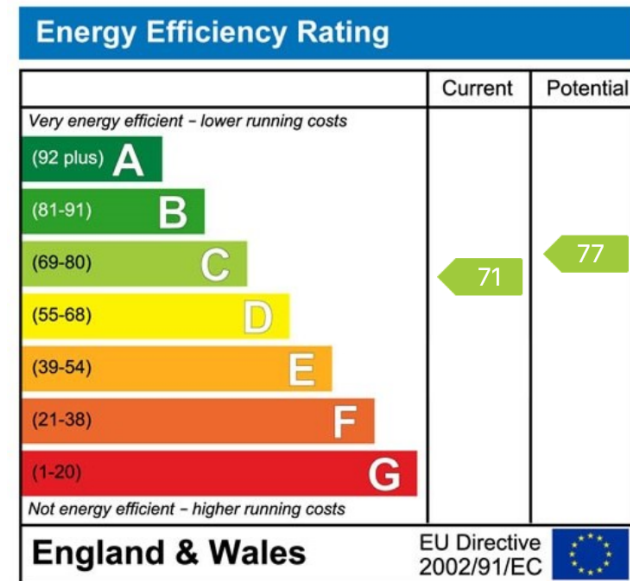




TOTAL: 1224 sq. ft. 114 m²
 1st floor: 634 sq. ft. 59 m², 2nd floor: 590 sq. ft. 55 m²
 EXCLUDED AREAS: STORAGE: 19 sq. ft. 2 m², WALLS: 105 sq. ft. 9 m²
NOTE: DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. © FLOOR WALLS MEDIA



- Exceptional Detached Family Villa
- Four Generously Proportioned Bedrooms
- Two en-suite shower rooms
- Stylish Contemporary Kitchen
- Elegant Lounge with Bespoke Media Wall
- Driveway off-street parking
- Private Landscaped Rear Garden
- Quiet, Family-Friendly Location
- Council Tax Band E
- EPC Band C (71)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements