



# 11 ARNPRIOR PLACE

ALLOWAY



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## 4 | BEDROOMS

## 2 | BATHROOMS

## 3 | PUBLIC ROOMS

**An exceptional modern detached villa ideally suited to the family market within a quiet residential location within close proximity to Alloway Primary School.**

Number 11 is a modern detached villa presented to the market in walk-in condition which enjoys south facing gardens within a quiet residential cul-de-sac. The property provides a stylish, flexible layout with the principle living space, including a fabulous open plan kitchen/dining/family room, overlooking the rear gardens. In addition the current owner has further enhanced the property with the addition of a garden room with hot tub area in the rear garden. The garden room is fully insulated and would be an ideal office if required.

Further features include a modern fitted kitchen with integrated appliances and matching utility room, luxury sanitary ware, quality flooring, gas central heating with a combination boiler housed in the garage, double glazing and neutral decoration throughout.

In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway with two-piece wc off, formal lounge with sliding doors to the rear garden, front facing dining room/downstairs bedroom, open plan kitchen/dining/family room with double doors to the rear garden, useful utility room and integrated double garage. Upstairs there are four double bedrooms including a master with three-piece en-suite shower room and walk-in wardrobes. The remaining three bedrooms have fitted wardrobe space. Completing the accommodation is a four-piece family bathroom.

Externally the front garden is laid to lawn with shrubbery border and block paved driveway parking culminating the integral double garage. The fully enclosed, south facing rear garden is very private and predominantly laid to lawn with shrubbery borders and block paved patio. The garden room has power and lighting and a covered, purpose built hot tub area.



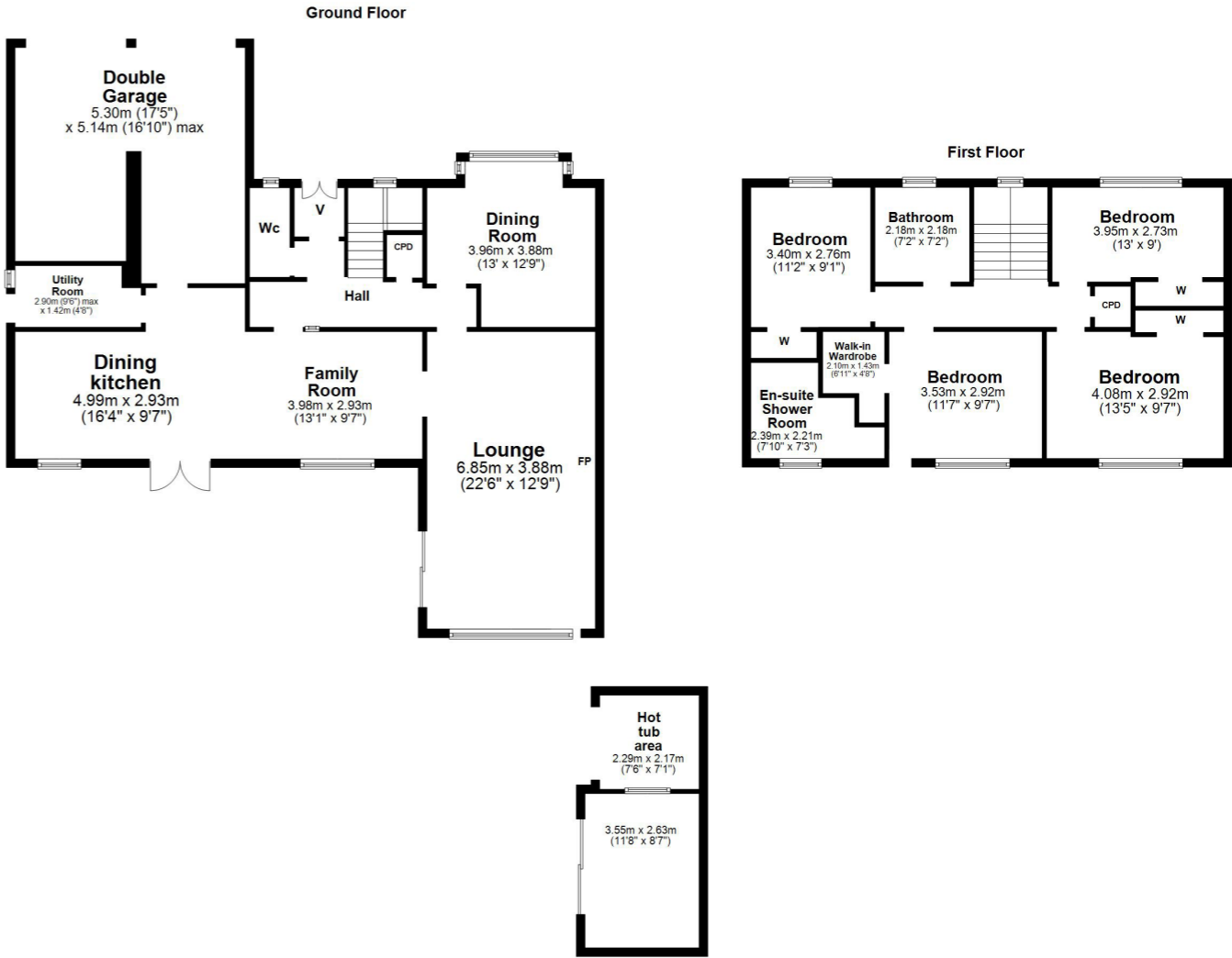












**Local Area**

Arnprior Place is a highly sought after residential locale comprising of similarly styled villas set in good sized plots and perfectly placed for Alloway Primary School and Alloway village, birthplace of Robert Burns. The village also provides a pharmacy, post office/ general store, surgery and various sports clubs. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

**Directions**

From the Corum office in Ayr proceed towards Alloway on Carrick Road which becomes Monument Road. On entering Alloway village turn left onto Clochranhill Road and left onto Wellpark. Proceed onto Burness Avenue and left onto Arnprior Place. Number 11 is in the second cul-de-sac on the left.

**AY3887** | Sat Nav: 11 Arnprior Place, Alloway, KA7 4PT

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.

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