



4 DUMFRIES PARK

ALLOWAY



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THE PROPERTY

4 | BEDROOMS 2 | BATHROOMS
3 | PUBLIC ROOMS

A superb modern detached villa occupying a quiet cul de sac which forms part of the highly regarded Alloway Primary School catchment area,

Enjoying a wonderful elevated setting within a quiet cul de sac this striking property has been successfully extended to create a spacious and distinctive family home. The focal point of the house is a fabulous upstairs family/tv room which has double glazed doors out to a large balcony - perfect for summer evening entertaining.

It is substantial home that extends to around 2000 sq ft across an extremely flexible layout which incorporates an integral double garage. The house is prominently set within an attractive plot and surrounded by mature landscaped gardens grounds.

In more detail the accommodation comprises entrance vestibule, reception hall, cloakroom/WC, formal lounge with French door to garden, dining room, downstairs bedroom four, modern breakfasting kitchen.

Upstairs there is a useful study area, spacious family room/tv room with doors to an outdoor balcony area, three further double bedrooms, en suite shower room and separate family bathroom.

Outside there is an extensive monobloc driveway which provides hard standing for multiple vehicles and access to the double integral garage, mature good size lawn with mature trees and a variety of shrubs.

To the rear is an enclosed garden with good size lawn, paved patio and drying area. There is a further grassed area to the side which is accessed via a wooden gate.

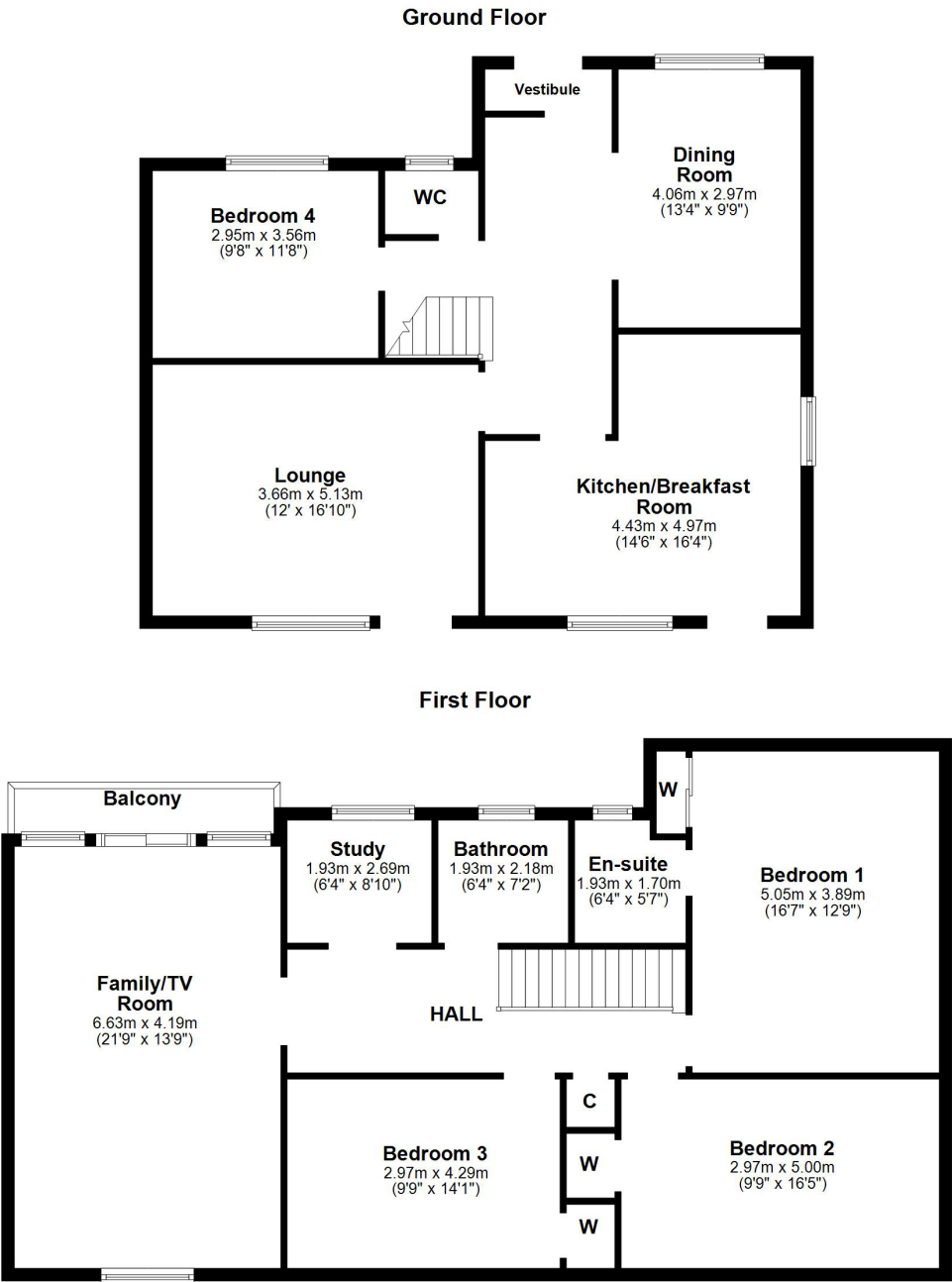












Local Area

Dumfries Park is a highly regarded residential location which forms part of the Alloway Primary School catchment. Alloway village has excellent amenities including Alloway post office and pharmacy, florist and gift shop, beauticians, Poets Corner coffee shop, Belleisle Park and Golf Courses, Rozelle Park with the MacLaurin Art Gallery, Cambusdoon Sports Club and Ayr Rugby Club.

Ayrshire is renowned for its championship golf courses, coastal walks, sailing, game and sea fishing. Communications are excellent, with frequent main line rail service to Glasgow and the A/M77 trunk road that provides swift commuting by road. Ayr town centre offers a wide selection amenities including supermarket and retail shopping together with an excellent choice of restaurants, bars and coffee shops.

Directions

From our Ayr office travel south along Carrick Road and continue into Monument Road. Continue to Alloway through the village. Proceed ahead through mini roundabout and before the Brig O Doon Hotel turn left into Murdoch's Lone. Continue through mini roundabout into Doonholm Road. Turn first left into Doonholm Park and first right into The Mote. Follow the road round into Dumfries Park and number 4 is on the right.

AY3912 | Sat Nav: 4 Dumfries Park, Alloway, KA6 6DA

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



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