



## 7 ARNPRIOR PLACE

ALLOWAY



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## THE PROPERTY

**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A simply stunning four-bedroom modern detached villa quietly positioned at the head of an exclusive cul de sac within the popular Alloway Primary School catchment area.**

This exceptional family home occupies a delightful plot within this highly regarded Miller Homes development located adjacent to Rozelle Park which is within walking distance of the historic village and Alloway Primary School.

The property is presented to the market in stunning condition and has been successfully extended by the present owners to create a beautiful home which enjoys a first-class specification and quality fitments throughout.

The focal point of the house is a designer kitchen open plan to the dining room which in turn leads to a superb family/garden room with Amtico flooring and bi fold doors to the rear garden.

In detail accommodation comprises - broad reception hall, cloaks/wc, formal bay window lounge, designer kitchen open plan to dining room, lovely family/garden room with bifold doors, upstairs four good bedrooms (principal en-suite shower room), stylish family bathroom, brand new within weeks of being fitted double glazing and gas central heating.

The mature gardens offer a pleasant mix of soft and hard landscaped areas which offer a high degree of privacy. The rear garden has medium size lawn, paved patio, decorative borders. There an easily maintained front garden with mono bloc drive which provides private parking and access to a single integral garage.













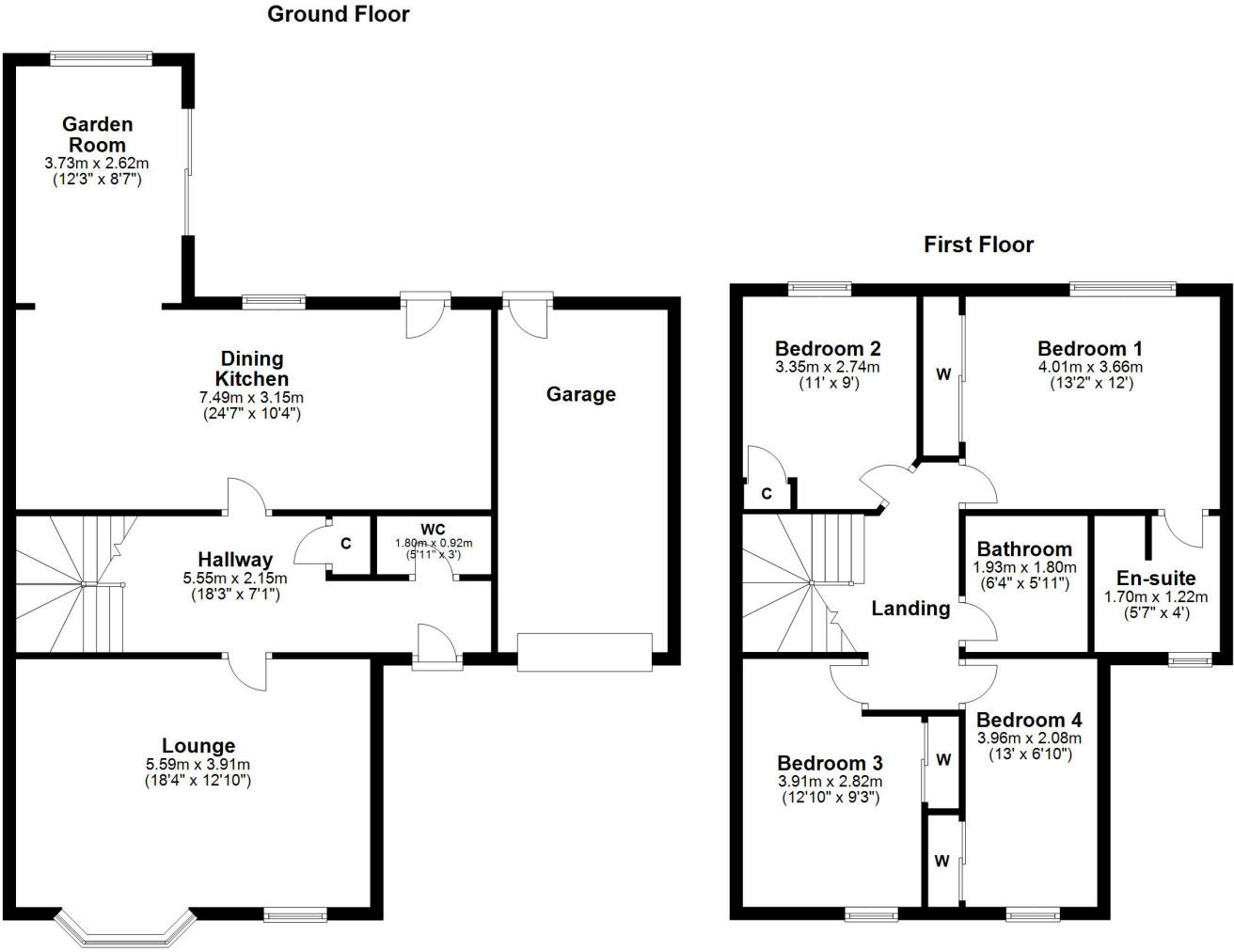












**Local Area**

Arnprior Place is a private cu de sacs which form part of this highly regarded Millers development located adjacent to Rozelle Park and within walking distance to the historic village of Alloway.

**Directions**

Form Ayr proceed south on Carrick Road. Continue into Monument Road. On reaching Alloway turn first left into Clochranhill Road. Turn next left into WellPark. Turn right into Burness Avenue and next left into Arnprior Place. Number 7 is on the left.

**AY3934** | Sat Nav: 7 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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