



35 GREENFIELD AVENUE
ALLOWAY



www.corumproperty.co.uk



3 | BEDROOMS 4 | BATHROOMS
3 | PUBLIC ROOMS

An absolutely stunning bespoke detached villa with large garage set in private garden grounds and enjoying incredible views over Belleisle Golf Course.

This individual architect designed home enjoys a prime position within the highly regarded Greenfield Avenue and occupies a large plot with uninterrupted aspects to the north over the rolling fairways of Belleisle Golf Course.

It is a sizeable property of around 3400 sq ft which lends the property a real feeling of space. It retains a superb specification throughout which includes bespoke fitted designer kitchen with integral appliances, extensive solid wood flooring, low voltage lighting, video security system, UVPC double glazing and a new combination gas fired central heating system.

The layout of the house is unique to the present owners however with some minor alterations could easily be reconfigured to suit individual requirements. There is potential to create additional bedrooms above the formal lounge subject to building warrant/planning consents.

The subject's design incorporates a versatile layout that would suit a variety of clients and particularly those seeking a keynote home within a first class residential area. The interior has recently been redecorated in calm neutral tones so the property is presented to the market in true walk in condition.

The focal point of the house is a fabulous designer kitchen with island unit and a stunning formal lounge with vaulted ceiling which overlooks delightful rear gardens. Upstairs is a fabulous family/tv room with walk out balcony and covered balcony.

In detail the accommodation comprises entrance vestibule, broad reception hall, cloak/WC, formal lounge with feature fireplace, bespoke bookcase and vaulted ceiling as well as double glazed floors to rear garden.

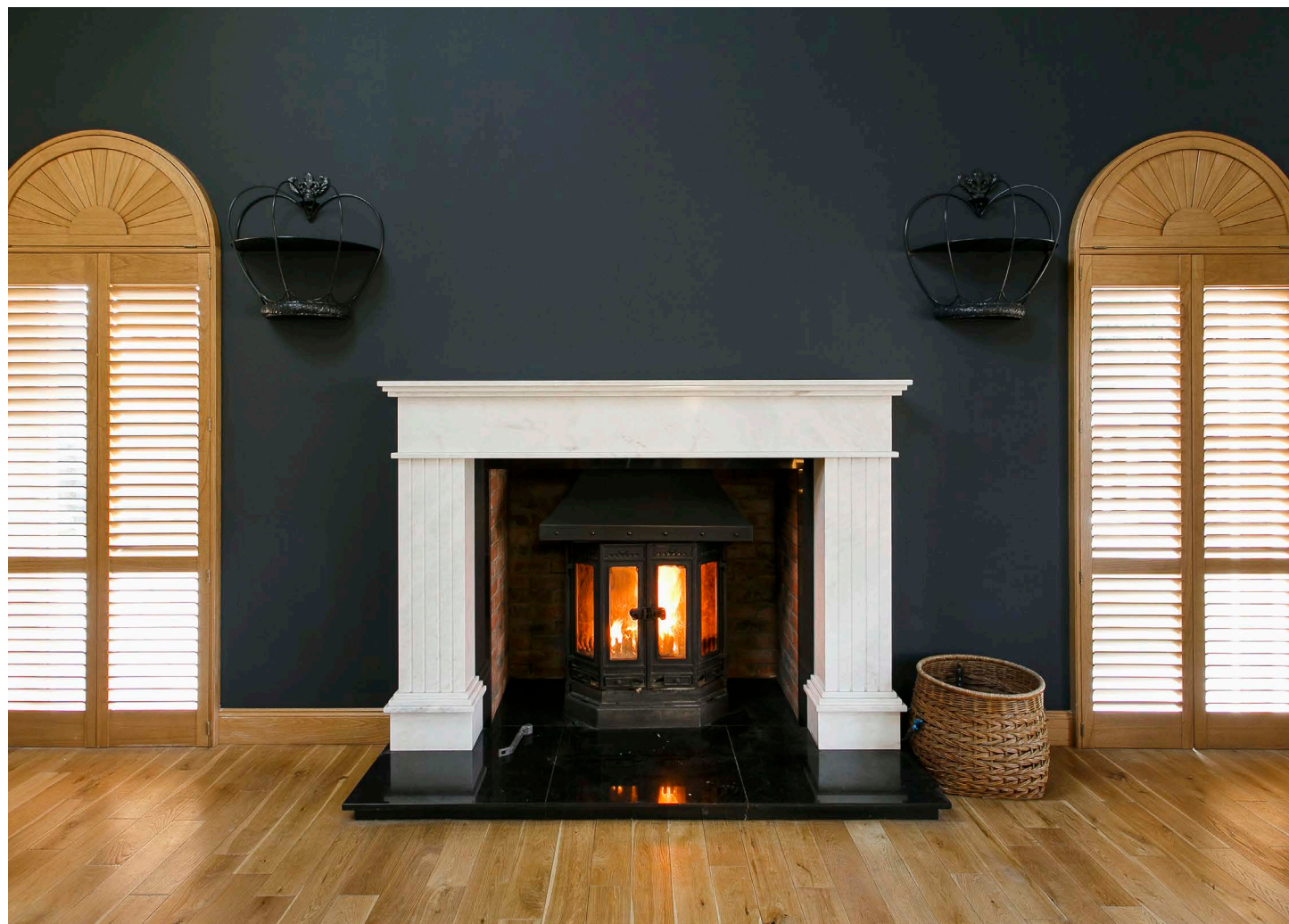
There is a fully fitted designer kitchen with a wide range of built in appliances, walk in pantry, separate utility room and sliding door access to the formal dining room.

The principle bedroom suite is located on the ground floor and has patio doors to the rear garden, dressing room, en suite shower room and access to a second dressing room/bedroom with patio doors to garden.

Upstairs there is a superb family/tv room with incredible views from a covered balcony over Belleisle Golf Course. There is a large double bedroom with fitted wardrobe, modern bathroom with jacuzzi bath, walk in storage area.

Outside the gardens have been professionally landscaped. The front tarmac area offers hard standing for multiple vehicles with outside courtesy lighting and access to two additional secure gated areas for caravans, motorhomes etc.

The rear garden has a south westerly aspect and affords a high degree of privacy with extensive lawn, mature shrubbery borders, split level patio, timber summerhouse and an aluminium greenhouse. There is a separate double garage with remote control door.

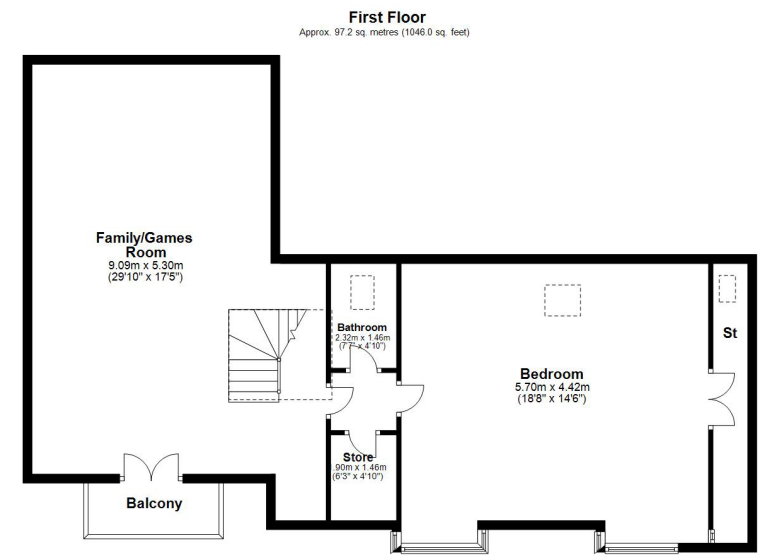
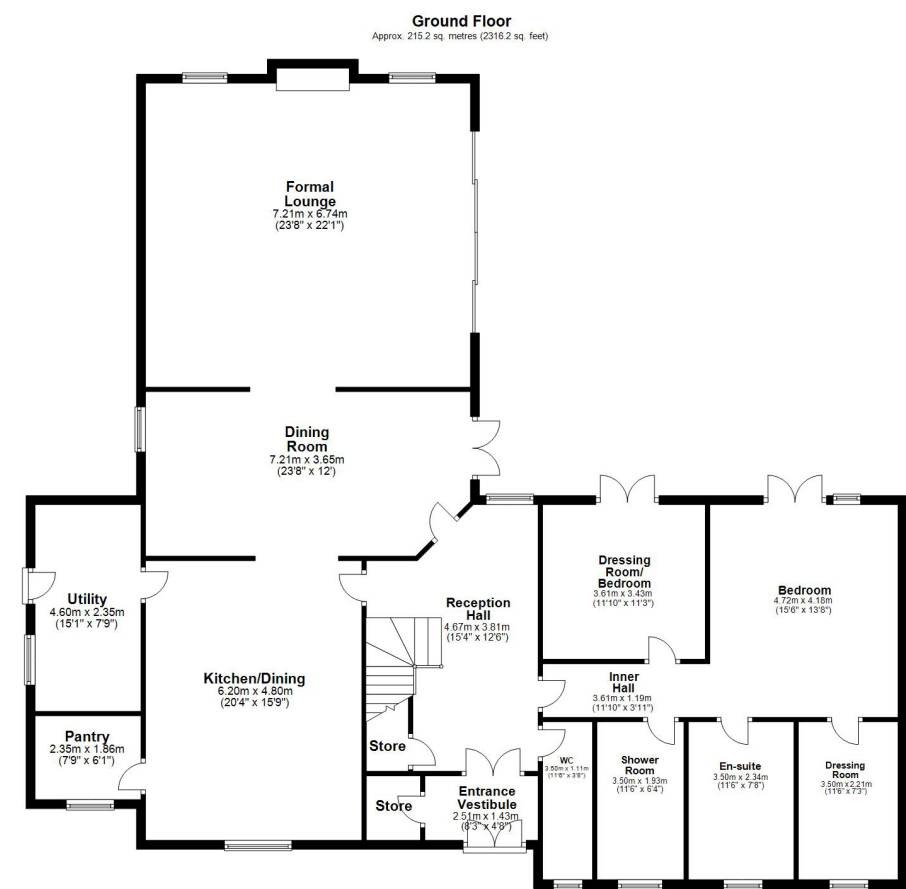












Local Area

Greenfield Avenue a first class residential area situated a short distance from Alloway village and less than two miles from Ayr town centre when you will find a comprehensive range of amenities.

Alloway itself has a busy post office and grocery store, Poets corner cafe, gift shop and beauticians as well as sporting facilities at Cambusdoon Sports Club and Ayr Rugby Club.

Directions

From Ayr proceed south on Carrick Road. Continue ahead into Monument Road for approximate one mile. On reaching Alloway continue ahead through the village and mini roundabout. Turn right into Greenfield Avenue and number 35 is on the left.

AY3989 | Sat Nav: 35 Greenfield Avenue, Alloway, KA7 4NR

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



WE'RE **SOLD** ON YOUR FUTURE

Corum Ayr
14 Beresford Terrace, Ayr KA7 2EG

Tel: 01292 880 888

Fax: 01292 613 588

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk

