



## 11 DOONHOLM PARK

ALLOWAY



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## 11 DOONHOLM PARK, ALLOWAY

3 | BEDROOMS   2 | BATHROOMS   3 | PUBLIC ROOMS

**A well presented modern detached chalet bungalow set in extensive, beautifully tended gardens with driveway parking and tandem garage close to Alloway Primary School.**

Number 11 is a modern detached chalet bungalow which provides well proportioned accommodation with a flexible layout which will suit a variety of potential purchasers including families and those clients seeking predominantly all on the level accommodation without compromising on space. In addition to well stocked, manicured gardens the current owners have upgraded and modernised the property including a new roof, installation of sixteen 250 watt PV solar panels and the installation of solar hot water system.

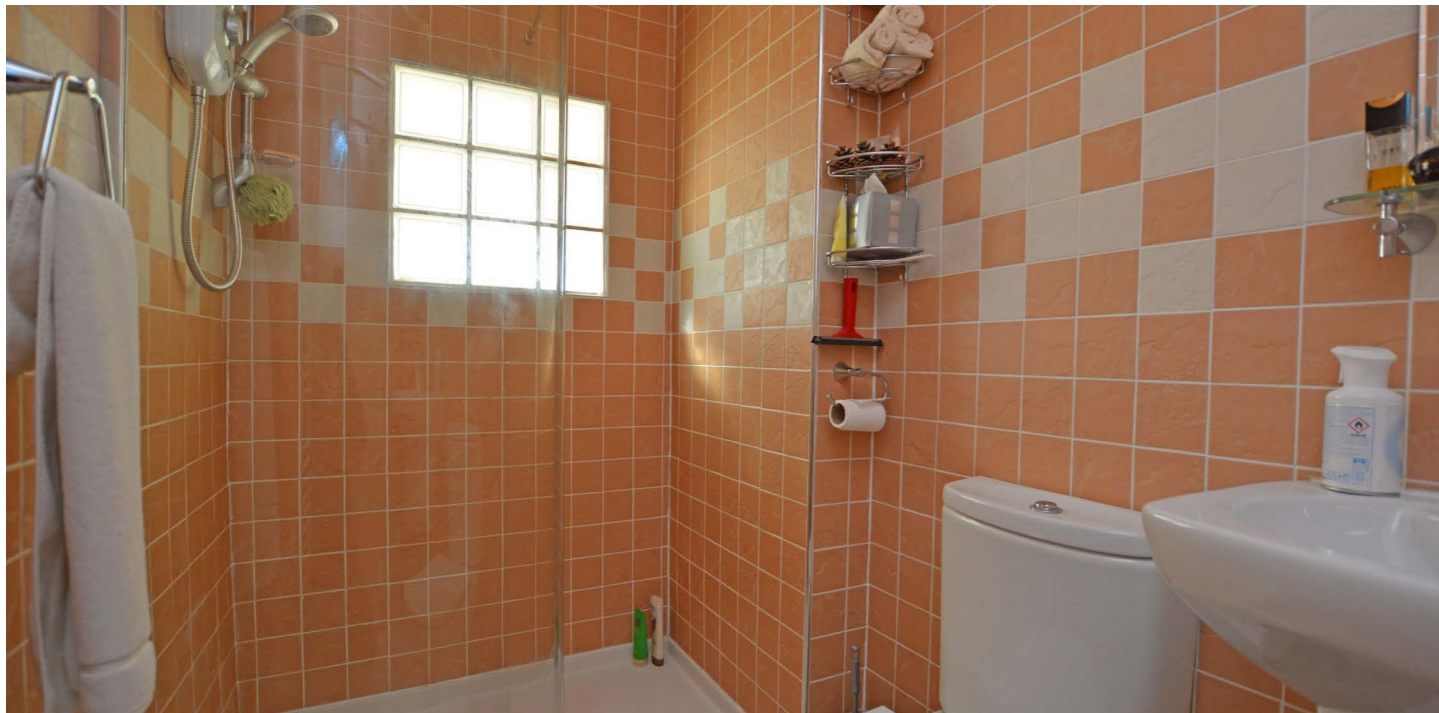
Further features and benefits including a fitted kitchen with useful utility room off, four piece bathroom and separate three piece shower room, double glazing, generous storage/wardrobe space and gas central heating.

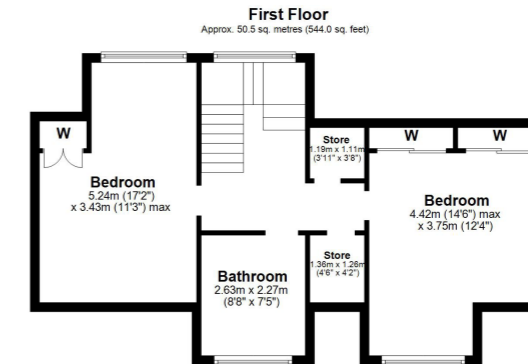
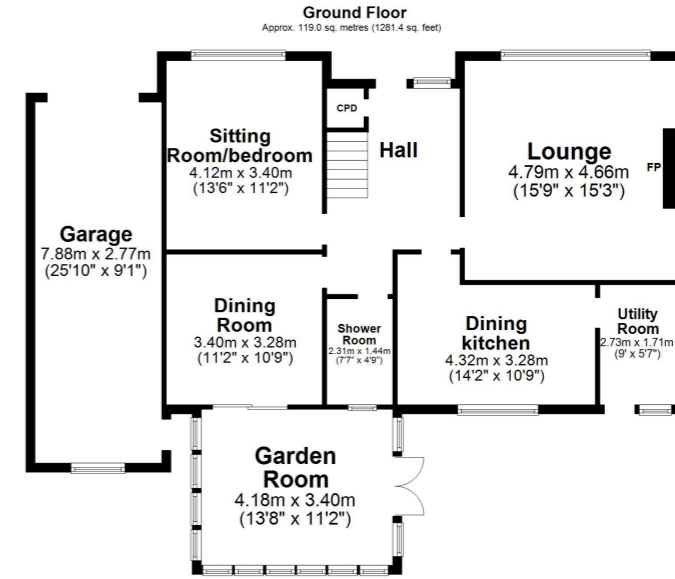
In summary the accommodation extends to, on the ground floor, a broad reception hallway, front facing lounge with feature fireplace, dining kitchen with useful utility room off, sitting room/bedroom 3, dining room with sliding doors to the garden room and three piece shower room. Upstairs there are two generous double bedrooms, a spacious four piece bathroom and two walk-in storage cupboards. Both bedrooms feature fitted wardrobe/cupboard space.

Externally the front garden is laid to decorative borders with driveway parking to the side culminating in the attached tandem garage. The enclosed rear garden is predominantly laid to lawn with patio area, raised planting beds, mature trees including fruit trees and both raised and shrubbery borders. Included in the sale will be the garden shed and greenhouse.









### Local Area

Doonholm Park is a quiet residential cul-de-sac within close proximity to Alloway village which offers a wide range of amenities including an excellent primary school, post office and general store, pharmacy, doctor's surgery, village hall and coffee shop. Ayr town centre is around three miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For commuters there is ease of access to the A77/M77 linking to Glasgow and surrounding areas.

**AY4035** | Sat Nav: 11 Doonholm Park, Alloway, KA6 6BH

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



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