



34 CAIRN CRESCENT
ALLOWAY

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

An extremely impressive and well proportioned detached villa set in private landscaped gardens within the highly regarded Cairn Crescent in Alloway.

This substantial detached villa enjoys an incredible open outlook to the rear and extensive rear garden that has direct access onto the beautiful grounds of the old Cambusdoon House prep school which is now a public park.

The backdrop is an area of outstanding natural beauty and the property benefits from this simply superb position given the delightful outlook which incorporates extensive grassed parkland and protected mature woodland that borders the River Doon.

The property itself was constructed by messrs Dickie Homes circa 1970 and is accessed via a sweeping carriage driveway. It sits deep within a sizeable plot and there is an oversized double garage included which was specifically designed to accommodate sailing boats and extends to around 30' from front to back.

It is a substantial home with accommodation that extends to over 2000 sq ft therefore would ideally suit the medium to large family. It has a comprehensive specification that includes double glazing and gas fired central heating whilst the loft area has been professionally insulated and certified.

Internally there is an impressive reception hall with floor to ceiling glass panels and cloaks/WC. The focal point of the house is an immediately engaging 19' formal lounge semi open plan to a formal dining room and delightful conservatory that overlooks the rear garden.

There is a rear facing sitting room/fourth bedroom and good size breakfast kitchen that also provides access to the formal dining room and generous ceiling heights really accentuate the feeling of space.

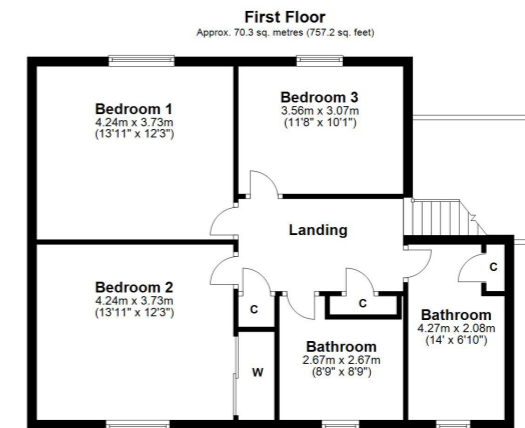
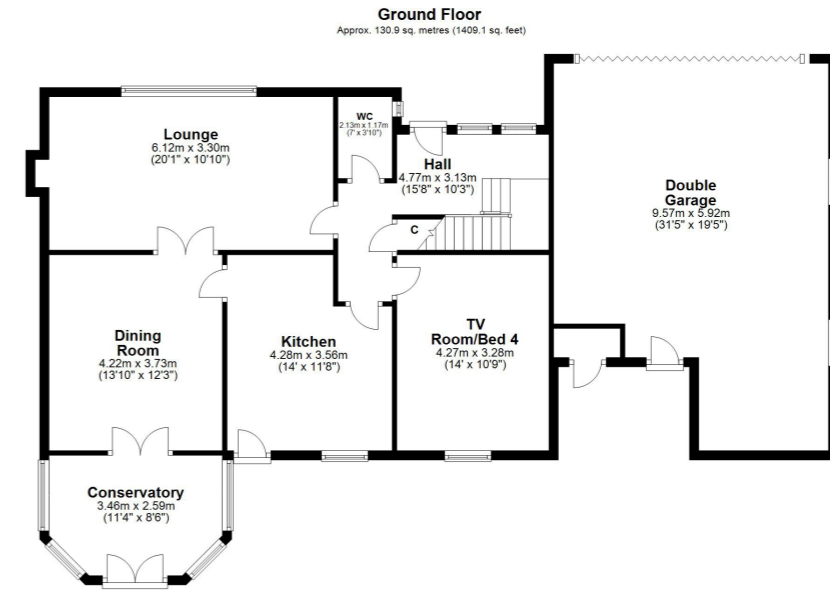
Upstairs there is a spacious landing with built in storage cupboard. From here there is access to three double bedrooms and two separate bathrooms. The loft area is fully insulated and offers potential for further development subject to planning permission.

Outside the front garden has a sweeping carriage driveway that provides hard standing for multiple vehicles and access to the integral double garage. The extensive rear garden has a sheltered patio, large lawn, mature borders with a variety of specimen shrubs and plants.









Cairn Crescent is 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 thriving local community with highly regarded primary school, Rozelle Park, post office and grocery store, Poets corner cafe, gift shop and beauticians as well as excellent sporting facilities at Cambusdoon Sports Club and Ayr Rugby Club.

AY4080 | Sat Nav: 34 Cairn Crescent, Alloway, KA7 4PW

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



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