



52 DRUMELLAN ROAD
ALLOWAY

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A well presented modern detached villa which provides well proportioned family sized accommodation with generous, well tended gardens with driveway and garage close to Alloway Primary School.

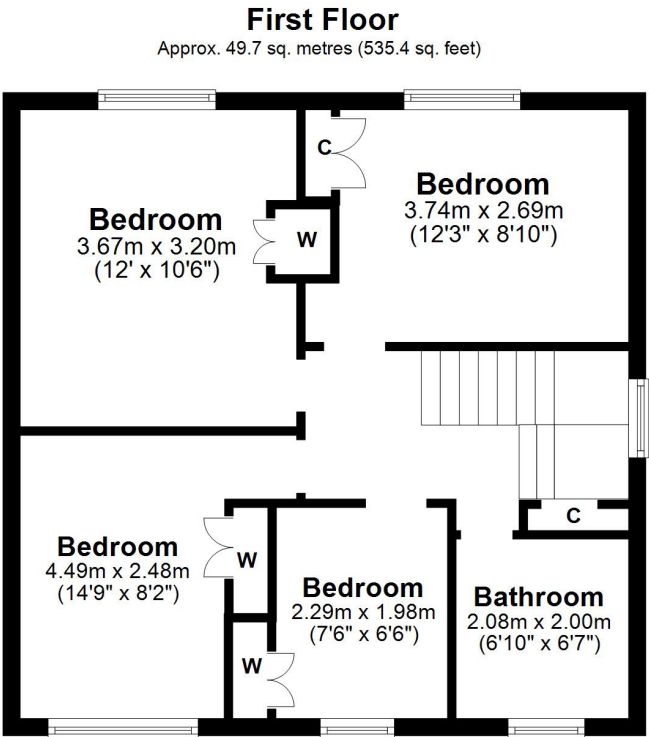
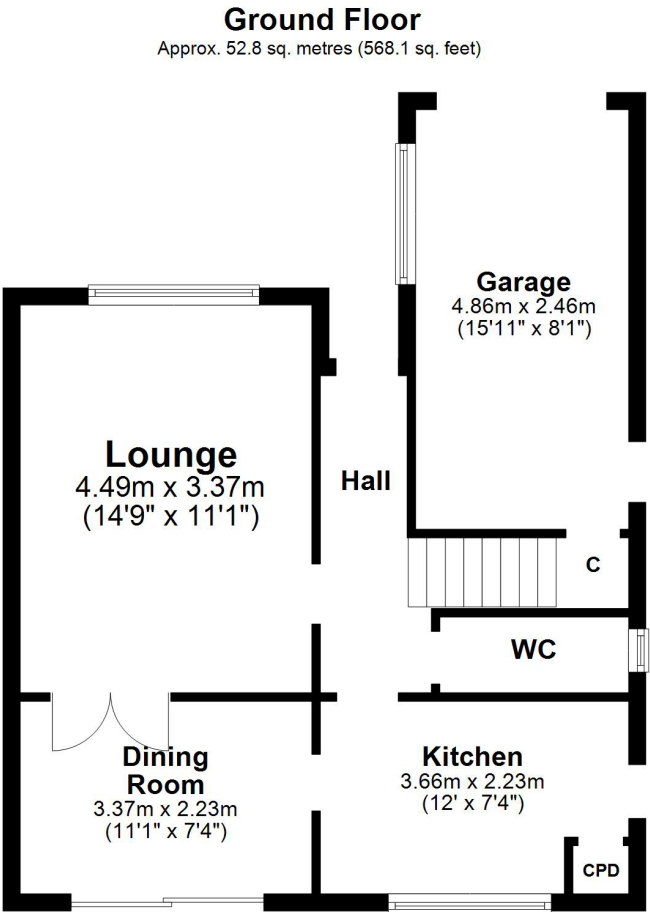
Number 52 is a modern detached villa within a quiet and sought after residential location close to Rozelle Park and Alloway Primary School. The property is offered to the market for the first time in over 30 years and is perfectly suited to the family market.

Benefits and features of the property include a modern fitted kitchen, gas central heating with a 'Worcester Bosch' boiler, double glazing, neutral decoration and fitted wardrobe/ cupboard space in all four bedrooms.

In summary the accommodation extends to, on the ground floor, a reception hallway with two piece wc off, front facing lounge with double doors to the dining room and fitted kitchen. Upstairs there are four bedrooms and a three piece bathroom.

Externally there are generous, well tended gardens to the front and rear. The front garden is laid to lawn with shrubbery borders. There is a block paved driveway providing off street parking. The fully enclosed rear garden is predominantly laid to lawn with decorative patio areas and well stocked shrubbery borders. Included in the sale will be the garden shed.





Drumellan Road is a popular residential address within close proximity to the centre of the historic village of Alloway, birthplace of Robert Burns. Alloway provides a respected primary school, pharmacy, grocery store, sports clubs and post office. Ayr town centre is around three miles distant and provides a more comprehensive range of amenities. For the commuter there is easy access to the A77/M77 linking to Glasgow and surrounding areas.

AY4115 | Sat Nav: 52 Drumellan Road, Alloway, KA7 4XA

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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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