



13 SUNNINGDALE AVENUE
ALLOWAY

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c o r u m



3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

An immaculate detached bungalow set in exquisite gardens with a flexible layout of 6 principle apartments and perfectly positioned in a quiet residential address close to Belleisle and Rozelle parks.

Number 13 is an absolutely charming detached bungalow which offers a stylish and flexible layout suited to a wide variety of potential purchasers and particularly those clients seeking all on the level accommodation without compromising on space.

The property has been beautifully maintained and provides well proportioned accommodation with plenty of natural light and enjoys lovely gardens with an abundance of mature plants and trees.

Features and benefits include a modern fitted kitchen with integrated appliances, quality sanitary ware, double glazing, gas central heating with a "Worcester" boiler housed in the loft space, fitted wardrobes/cupboard space in two of the bedrooms and neutral decoration. The extensive loft space is accessed via a pull down ladder in the reception hallway and provides extensive storage.

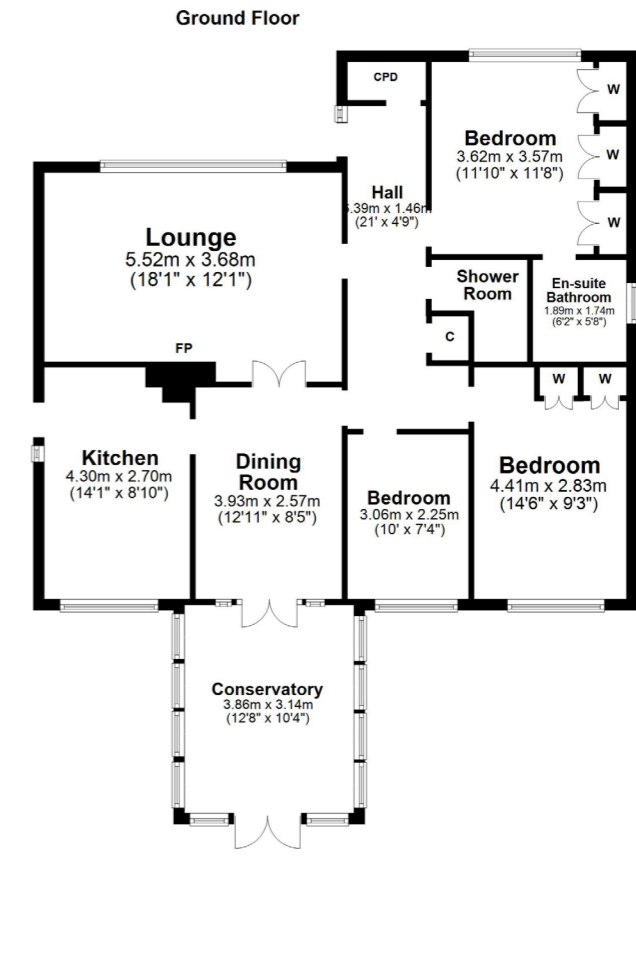
In summary the accommodation extends to a broad and welcoming reception hallway, front facing lounge with feature fireplace, dining room with double doors to the conservatory overlooking the gardens, fitted kitchen, three good sized bedrooms (master with en-suite bathroom) and three piece shower room. If preferred one of the bedrooms could be utilised as a study.

Externally the front garden is laid to lawn with surrounding shrubbery borders and block paved pathway. To the side there is an initial block paved driveway culminating in the detached garage. The fully enclosed rear garden is predominantly laid to lawn with mature trees, well stocked shrubbery borders, decorative pathways and several patio areas.









Sunningdale Avenue is located in one of South Ayrshire's most sought after residential areas close to both Rozelle and Belleisle Parks, excellent schooling and the historic village of Alloway, birthplace of the national bard, Robert Burns. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

AY4129 | Sat Nav: 13 Sunningdale Avenue, Alloway, KA7 4RQ

For the full home report visit www.corumproperty.co.uk

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



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