

7

LONGHILL AVENUE

ALLOWAY



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6 | BEDROOMS 5 | BATHROOMS 3 | PUBLIC ROOMS

A simply stunning six bedroom modern detached villa with purpose built teenage wing/ granny/office annexe located within the popular Alloway Primary School catchment area.

This exceptional family home is an impressive property with accommodation that extends to around 3000 sq ft. It retains a high quality specification and wide range of additional features.

The flexible configuration of eight principle apartments plus a self contained apartment lends itself to the largest of families market and with the annexe provided, would be ideal for those clients requiring additional accommodation for extended family or a generous space for working from home.

The house sits deep with a large plot that benefits from a large south facing rear garden adjacent to the old railway cycle path and affords a high degree of privacy. The present owners have successfully extended the property to create a bespoke family home that is without doubt a truly special property.

In detail ground floor comprises broad reception hall, cloaks/wc, formal lounge with vaulted ceiling and gallery, separate family/tv room, 34' open plan fully fitted kitchen/dining room with useful utility and two sets of patio doors.

Upstairs there are five double bedrooms, 3 of which are en suite and a separate shower room. The master suite has a dressing room, Paris balcony overlooking the rear garden and a large en suite bathroom with bath.

The self contained wing is accessed from its own external door or the main reception hall and has an open plan kitchen/lounge with patio doors and a double bedroom with en suite shower facility.

The house has a large integrated floored garage with loft and electric remote door. There is an electric car charger beside the front door. Energy efficiency is high on the agenda with solar panels on the roof and a wireless heat control system.

Outside the mature gardens offer a pleasant mix of soft and hard landscaped areas. The front garden is accessed via remote control gate and has a substantial monobloc parking area with space for six vehicles and separate bike shed.

The south westerly facing rear garden enjoys a high degree of privacy. There is an expansive lawn with a wide range of specimen trees and mature borders, two decked BBQ areas ideal for outdoor entertaining as well as a hot tub beneath a pergola and three garden buildings/stores.



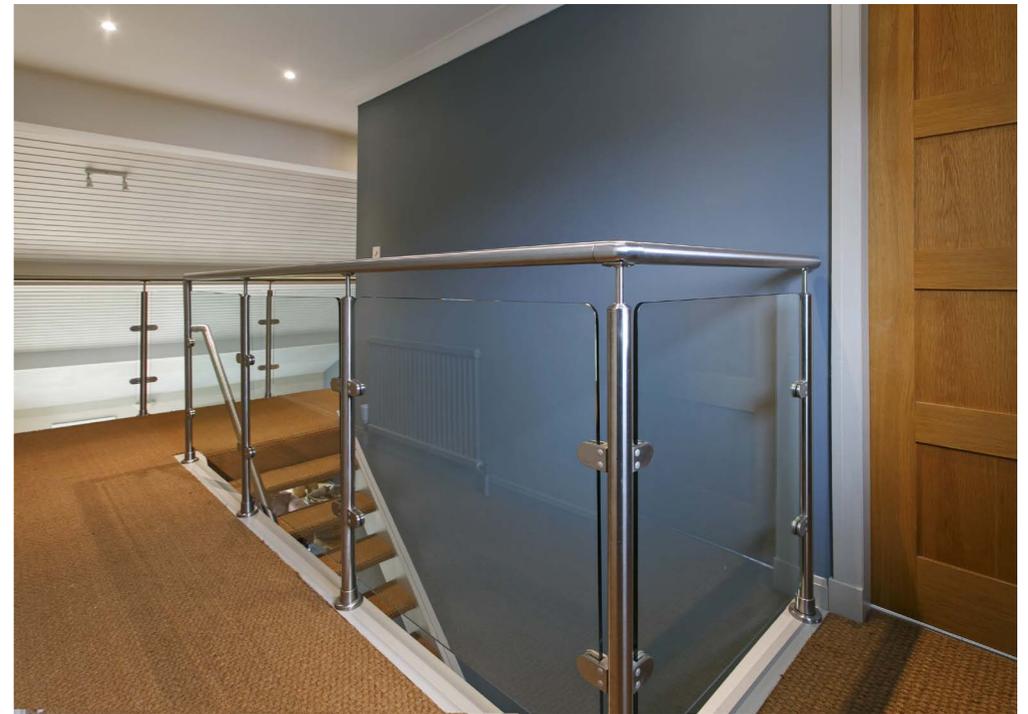




















Local Area

Alloway retains a wide array of excellent local facilities which include Ayr Rugby Club, Cambusdoon Sports Club, the renowned Burns Cottage and Heritage Centre, Alloway Primary School, post office and grocery store, Poets Corner cafe, flower/gift shop, chemist and even a beauticians.

Ayr Racecourse has regular meetings throughout the year and is home to the Scottish Grand National whilst the world famous five star Trump Turnberry championship golf course is only 20 miles down the coast.

Alloway lies around two miles south of Ayr town centre which has a comprehensive range of supermarket and retail shopping, transport and recreational facilities. There is main line rail service at Ayr and Prestwick and the A77M77 trunk road provides swift commuting to Glasgow and central Scotland.

AY4102 | Sat Nav: 7 Longhill Avenue, Alloway, KA7 4DY

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





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