

KIRKGATE

ALLOWAY



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5 | BEDROOMS 4 | BATHROOMS 4 | PUBLIC ROOMS

An exceptional five bedroom family house situated adjacent to the Auld Kirk in Alloway - one of the towns foremost historical locations.

Kirkgate is a truly special bespoke family home that provides extensive accommodation of around 5000 sq ft. Set within almost an acre of immaculate garden grounds the house sits deep within an extensive plot and enjoys a prominent location within the historical village of Alloway.

The house itself was privately commissioned by via APRL Architects circa 2008. The present owners have improved the house immeasurably through a comprehensive modernisation programme both inside and out. The result is an incredible family home with a spacious contemporary design that is truly unique one that would suit the requirements of the largest of families.

The focal point of the house is a magnificent formal lounge with built in display cabinets and a large bay window out to the south facing rear garden. A brand new fully fitted kitchen with an open plan tv room and conservatory access has been recently commissioned as well as a superb master bedroom suite complete with en suite bathroom, dressing room and make up room.

The subject enjoys a first class specification throughout which includes under floor heating throughout, extensive Porcelanosa tiling and bespoke floor coverings, video security alarm, surround sound music system, quality sanitary ware, light oak finishes, low voltage lighting and electronic gates with security entry system.

In more detail the accommodation comprises impressive reception hall with feature oak staircase, cloaks/ WC, formal drawing overlooking garden room with open fire, formal dining room, and fully integrated designer kitchen open plan to informal sitting/TV room, conservatory, home office, utility and storage.

Upstairs a galleried upper landing provides access to five double bedrooms and an upstairs sitting room. Three of the bedrooms have en suite facilities and there is a separate family bathroom. The master suite is simply outstanding. It has its own private balcony overlooking the rear garden, superb en suite bathroom with television, wine fridge, his and hers dressing room and mirrored make up room.

Outside the gardens are without doubt key features of the house. The property is accessed via security controlled electric gates which lead to a sweeping driveway with courtesy lighting and is designed in tar to give the effect of cobbles/mono block which requires zero maintenance. This in turn provides access to a hard standing area with parking for multiple vehicles and access to the double integral garage.

The gardens have been professionally landscaped and incorporate both manicured and meadow lawns with decorative borders which contain a wide range of specimen trees and shrubs. A large south facing paved patio leads to the formal lounge and an additional decked BBQ area with gazebo which is perfect for outdoor entertaining. There is a wooden BBQ hut and large wooden shed for garden equipment.

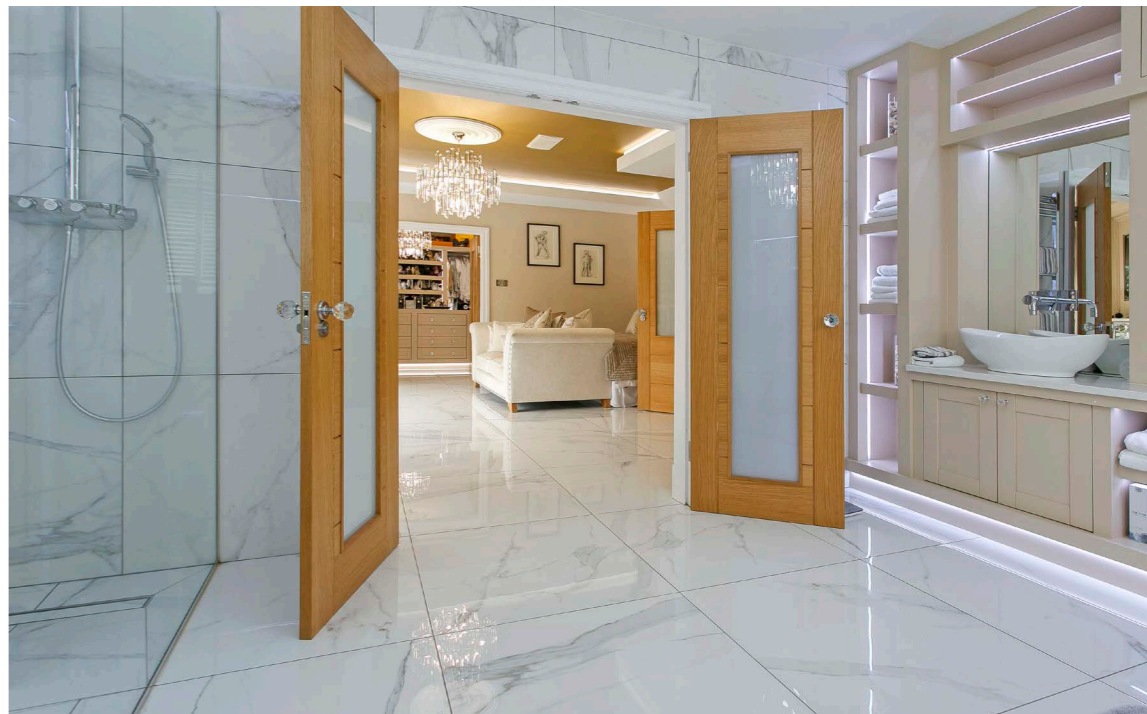










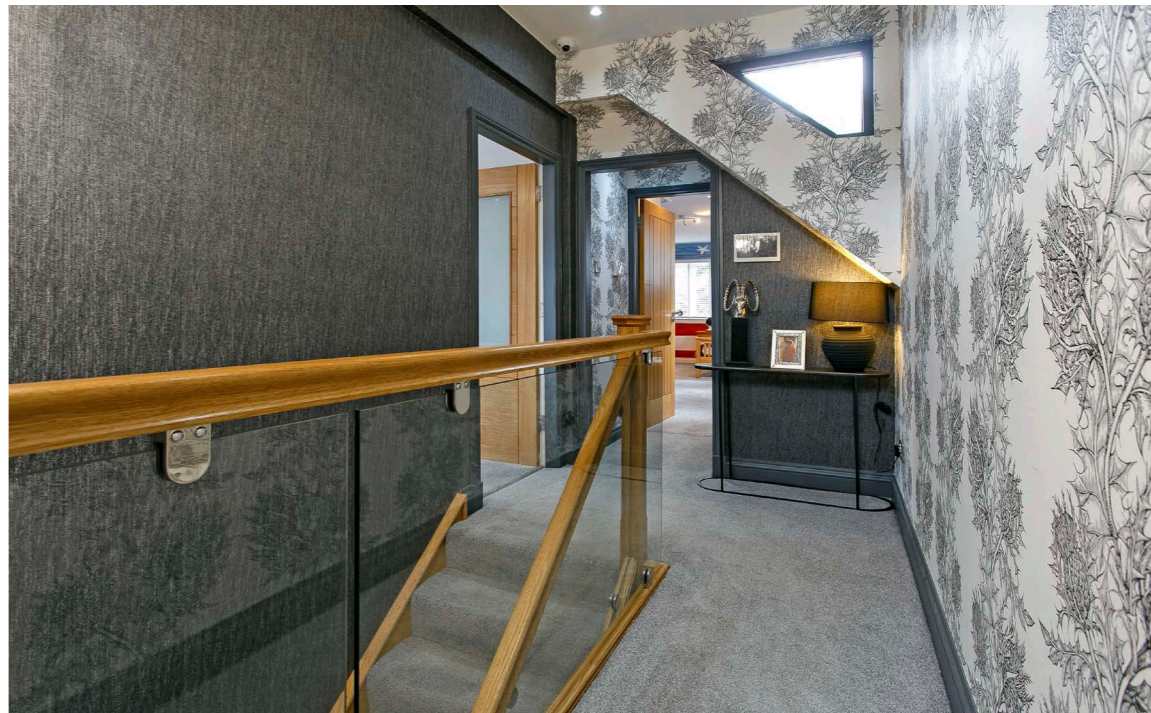
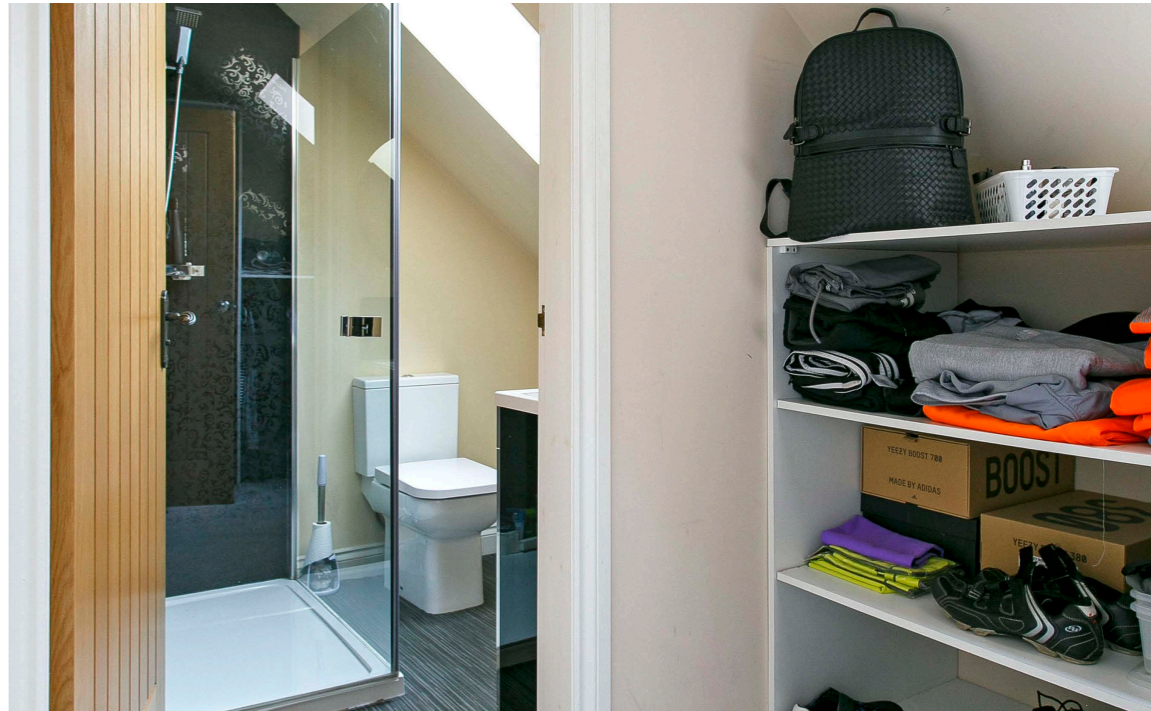








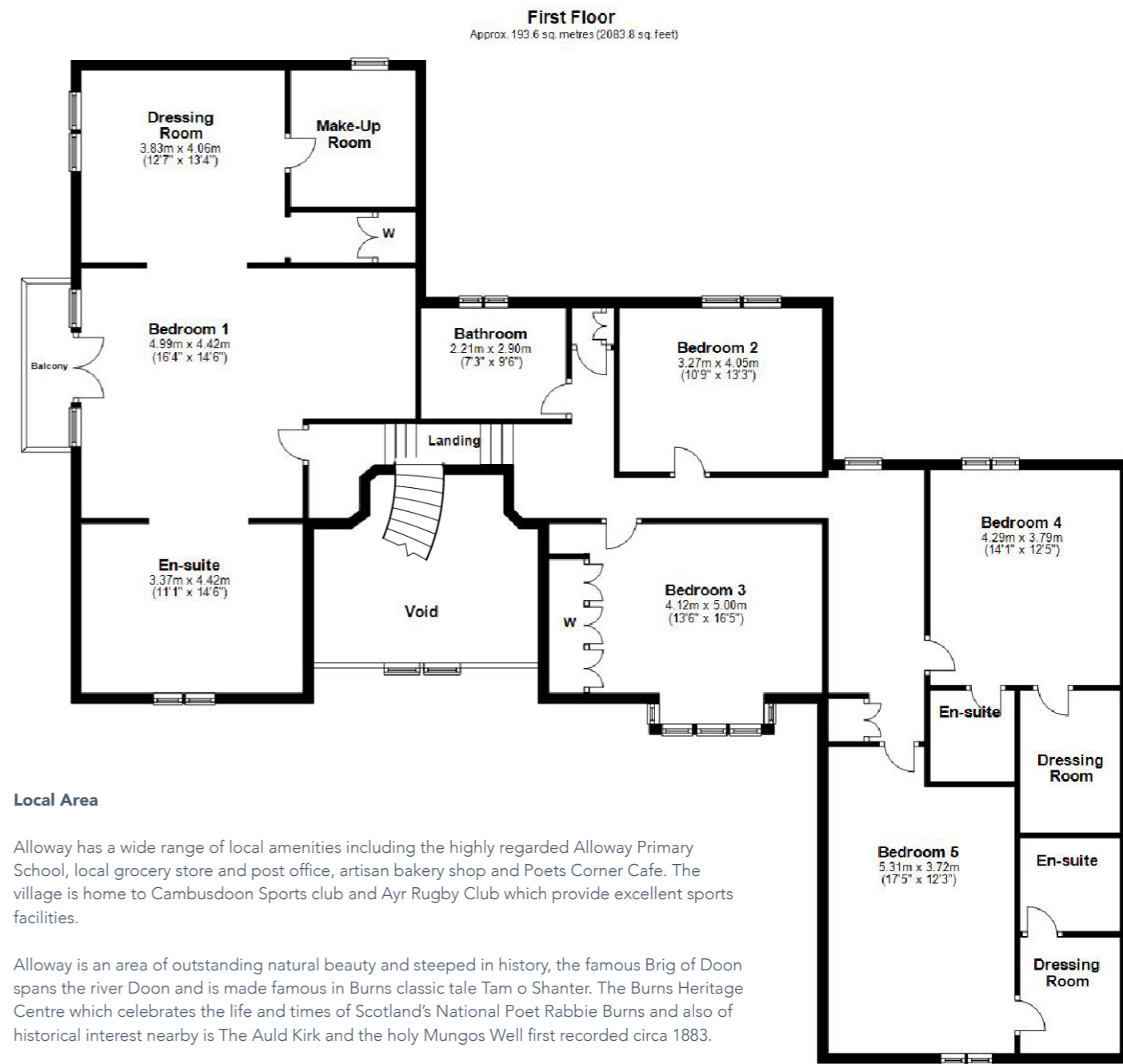
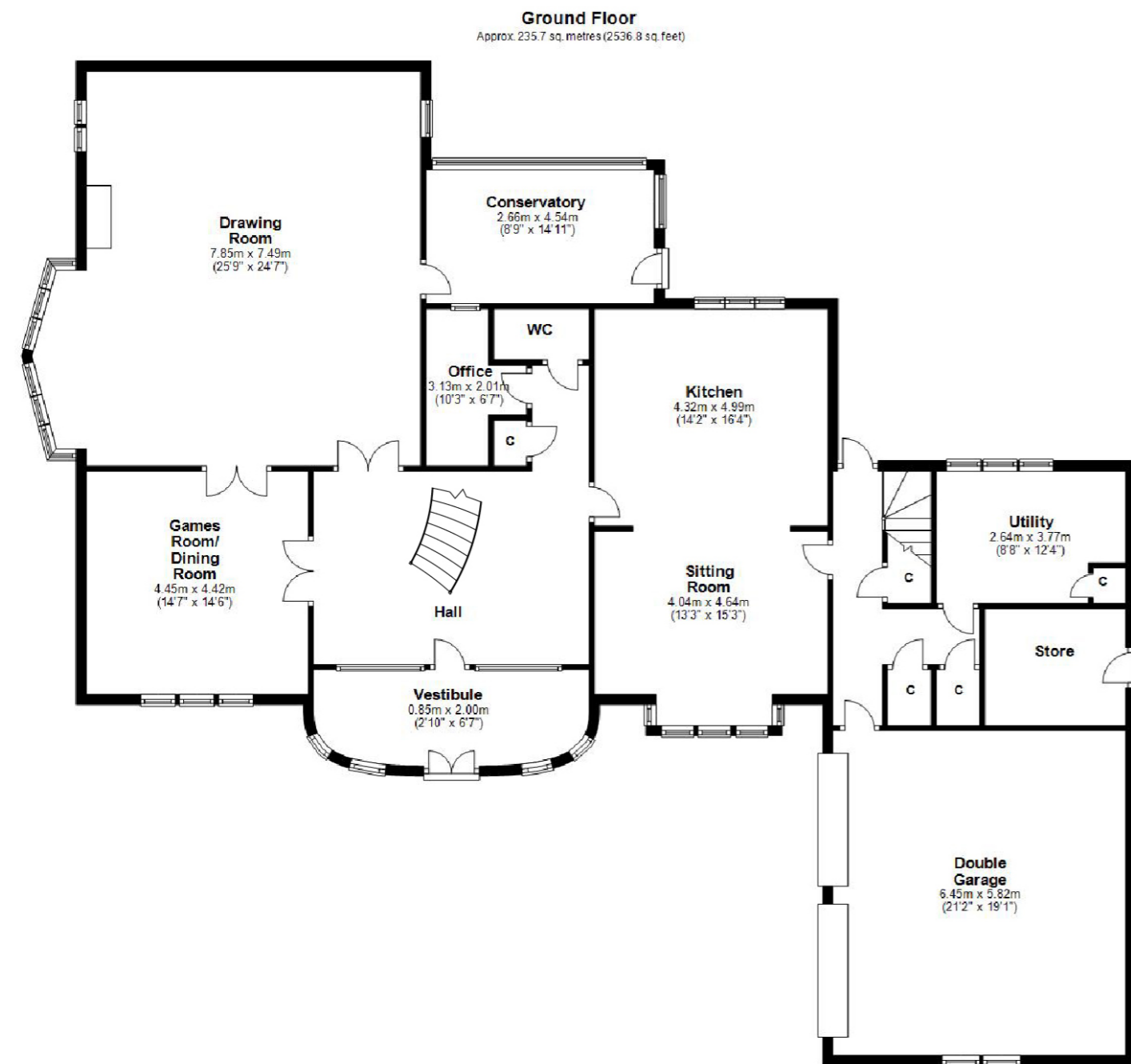












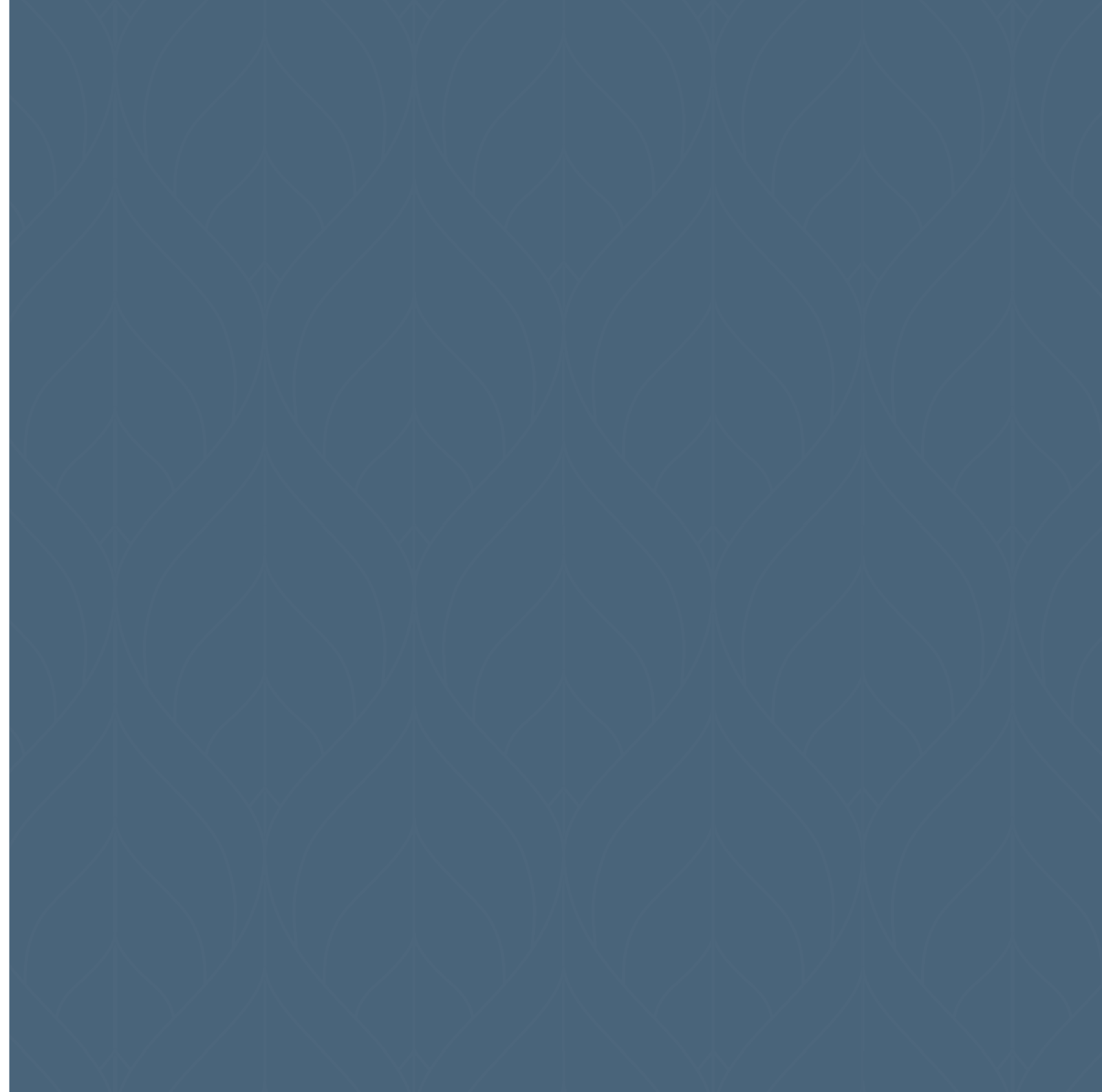
Local Area

Alloway has a wide range of local amenities including the highly regarded Alloway Primary School, local grocery store and post office, artisan bakery shop and Poets Corner Cafe. The village is home to Cambusdoon Sports club and Ayr Rugby Club which provide excellent sports facilities.

Alloway is an area of outstanding natural beauty and steeped in history, the famous Brig of Doon spans the river Doon and is made famous in Burns classic tale Tam o Shanter. The Burns Heritage Centre which celebrates the life and times of Scotland's National Poet Robbie Burns and also of historical interest nearby is The Auld Kirk and the holy Mungos Well first recorded circa 1883.

AY4118 | Sat Nav: Kirkgate, Alloway, KA7 4PQ

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





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