



2 THE LOANING ALLOWAY

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A charming four bedroom chalet style detached villa with private enclosed rear garden and enjoying a prominent position within the historic village of Alloway.

This substantial six apartment family home sits in lovely mature gardens. It would be fair to say a degree of modernisation is required however the subjects offer the potential to create a superb family home tailored to individual requirements located within a fabulous location.

The property sits in a large plot and incorporates a full seven apartment across two levels which can be configured as three or four bedrooms as required. There is a large single garage and private monobloc driveway for off road parking.

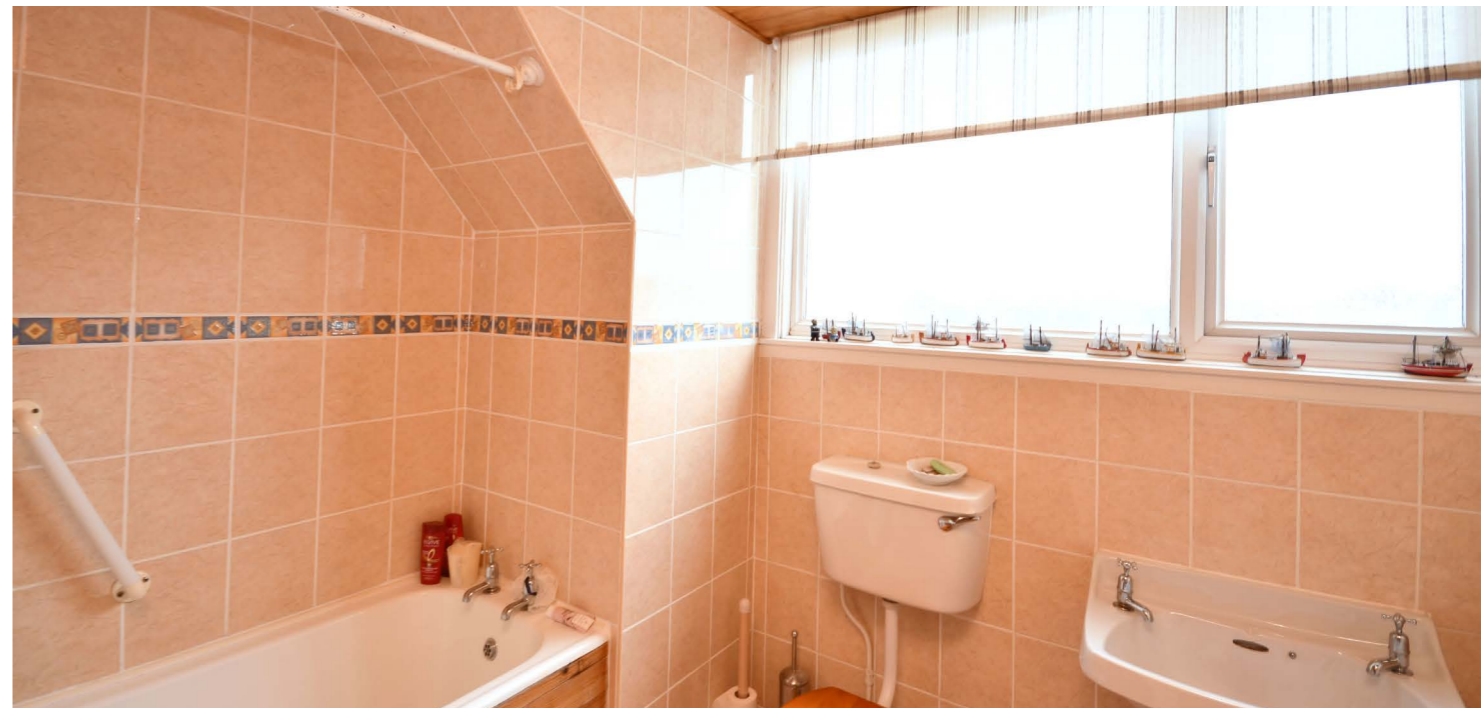
In more detail the ground floor accommodation comprises, entrance vestibule, reception hall with two storage cupboards. Cloaks/wc, 19' formal bay window lounge, separate dining room, older style kitchen, pantry, two ground floor double bedrooms (one with fitted wardrobe).

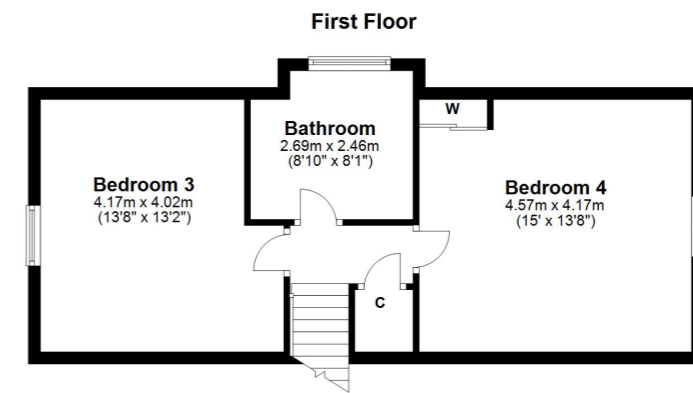
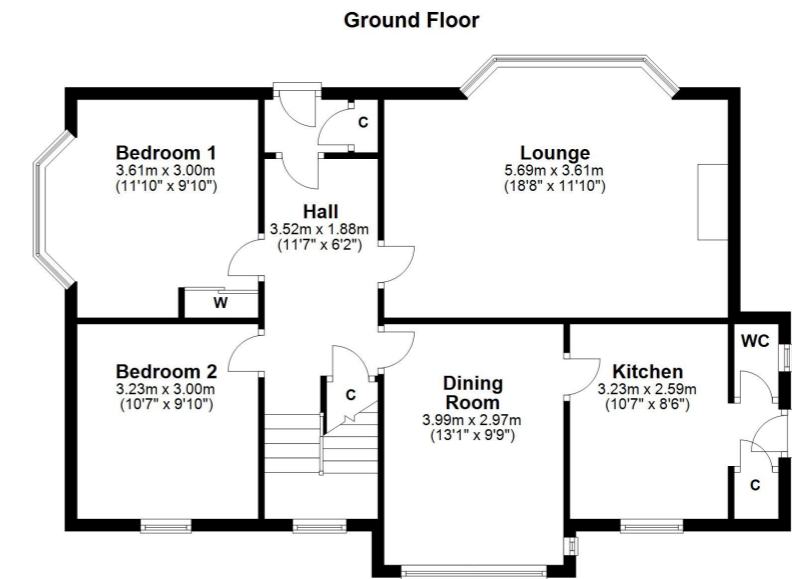
Upstairs there are two further double bedrooms with fitted wardrobes and a family bathroom. The property is double glazed and has a new Valliant gas fired central heating boiler.

Outside the garden areas offer a pleasant mix of soft and hard landscaped areas. There is a private monobloc drive to the front which leads to a single garage. The front garden has a large lawn with pretty borders whilst the rear garden is enclosed and private with good size lawn, paved patio and mature shrubby borders.









The Loaning is a first class residential area located a short distance from the historic village of Alloway which has an excellent range of local amenities. The village is steeped in history being the birthplace of Rabbe Burns and offers a laid back lifestyle within a thriving local community.

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.

AY4136 | Sat Nav: 2 The Loaning, Alloway, KA7 4QJ

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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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