



14 ABBOTS WAY
DOONFOOT

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3 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

An outstanding modern detached villa with integral garage occupying a large plot within the highly desirable residential area of Doonfoot.

This superb family home is located a short walk from Doonfoot foreshore and sea front where there is pedestrian access to Ayr along the famous esplanade. The property is presented to the market in superb condition and surrounded by private beautiful landscaped gardens which benefit from Westerly aspects to the rear.

The subject were originally constructed by Messrs MacTaggart Mickel in chalet style with a flexible and adaptable layout which comprises six principle apartments over two levels. Designed specifically take full advantage of the stunning rear garden the house has two sets of patio doors as well as access from the kitchen and an integral garage.

Overall the accommodation comprises reception hall, cloaks/ WC, 18' formal lounge, separate dining room, family/TV room, fully fitted modern kitchen, three double bedrooms, modern family bathroom and excellent eaves storage. The house is double glazed and has gas central heating.

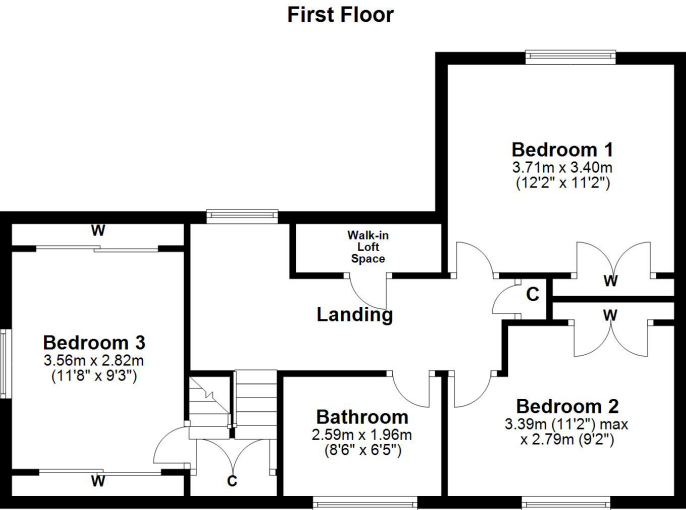
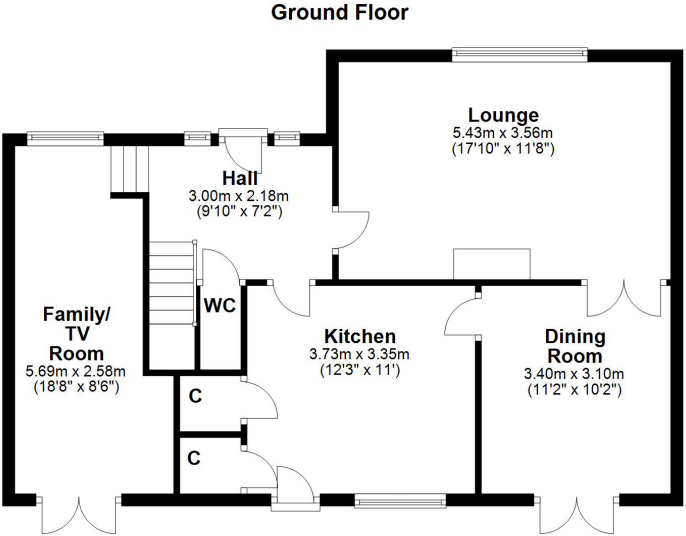
Outside the gardens are without doubt a key feature of the house. To the front is a sweeping monobloc drive with shrubby borders provides ample off street parking for up to four vehicles and access to the single garage.

The mature rear gardens have extensive lawn surrounded by a fabulous mix of specimen trees and plants that afford a high degree of privacy. There is facing brick raised flower beds, well stocked shrubby borders, quiet seating area and a BBQ/ patio area ideal for outdoor entertaining. The rear garden enjoys south westerly aspects.









Doonfoot has excellent local schooling and amenities and Alloway to this day retains a real sense of character and heritage being the birth place of Robert Burns. The town centre of Ayr is less than two miles away and has a comprehensive range of retail shopping, transport and recreational facilities. The A77/M77 road network provides swift commuting to Glasgow and the Central belt.

AY4154 | Sat Nav: 14 Abbots Way, Doonfoot, KA7 4EY

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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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