



2 HOME FARM ROAD

AYR

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c o r u m



5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

A beautifully presented and substantial modern detached villa providing generous accommodation over two levels within a quiet cul-de-sac adjacent to Rozelle Park.

Number 2 is a modern detached villa which has been comprehensively upgraded and modernised resulting in an exceptional home with a stylish layout and first class level of fixture and finish. It represents a very rare opportunity to acquire a large family home within such close proximity to Rozelle park and Alloway village.

Features and benefits include a bespoke fitted kitchen with instant hot water tap & integrated branded appliances, luxury sanitary ware, quality flooring throughout, new gas central heating, all new double glazing and neutral decoration. In addition the property has been re-wired and re-plumbed. Particular mention should also be made of the master suite with dressing area and en-suite.

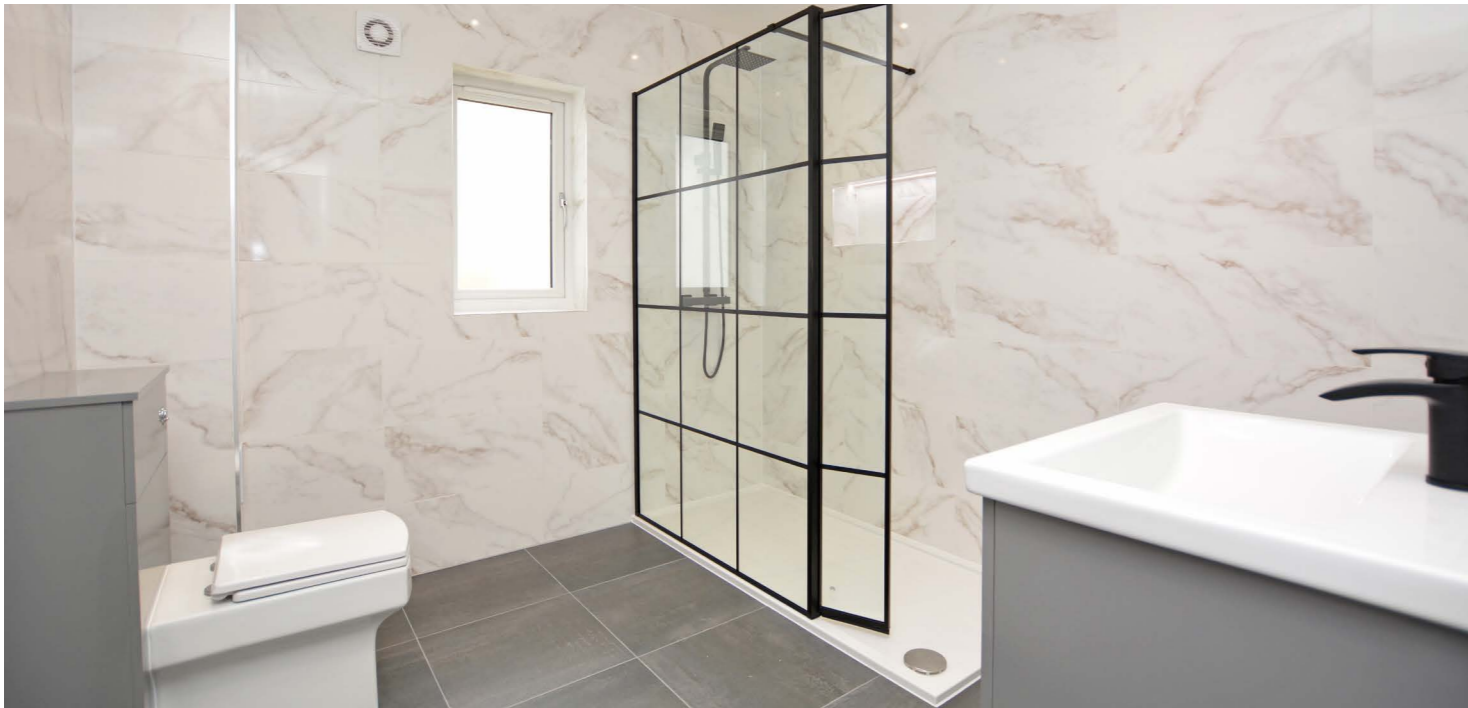
In summary the accommodation extends to, on the ground floor, an entrance vestibule, reception hallway, front facing lounge, dining room, fitted dining kitchen with breakfast bar, large & useful utility room, two double bedrooms (one with ensuite Cloak-room) and large family shower-room. Upstairs there is a generous landing with extensive cupboard space, three further well proportioned double bedrooms and a three piece family bathroom. The master bedroom includes a dressing area and en-suite shower room.

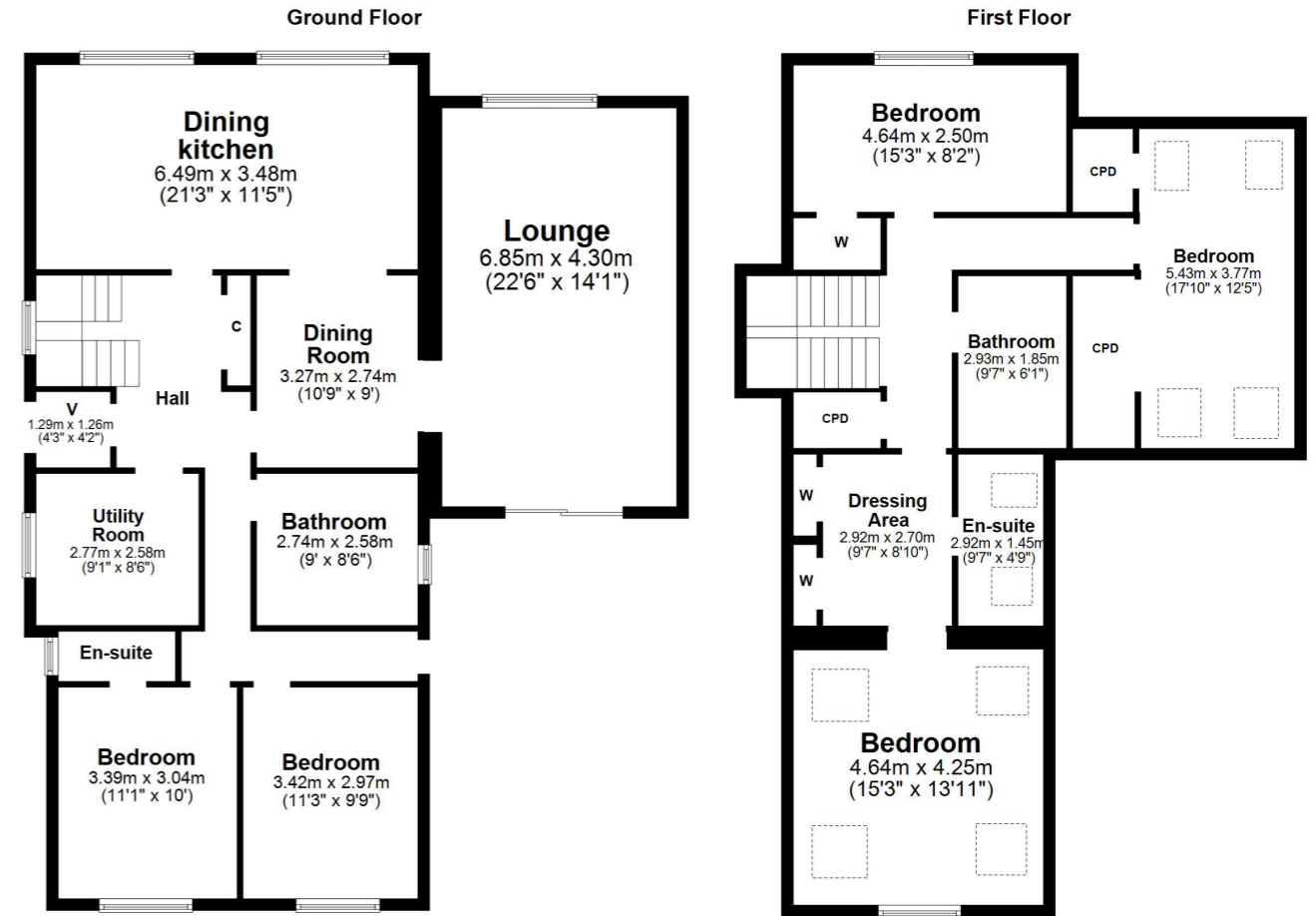
Externally there are gardens to the front, side and rear with driveway parking for two vehicles complete with an Electric Vehicle Charge Point!

New timber fencing surrounds the sizeable plot with grounds laid to grass and gravel with a slab patio area to the rear. A modern rotary clothes line completes the outside.









The location is exceptional being within a quiet residential cul-de-sac adjacent to Rozelle Park. It is also in close proximity to a wide range of amenities including Alloway Primary School and the village itself which provides a surgery, pharmacy, tearoom and shop incorporating a post office. In addition there are several sports clubs and for commuters easy access to the A77/M77 linking to Glasgow and surrounding areas.

AY4160 | Sat Nav: 2 Home Farm Road, Ayr, KA7 4NX

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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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