



NIRVANA, 57 LONGHILL AVENUE

ALLOWAY

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5 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A truly exceptional traditionally built detached family home providing extensive accommodation and set in generous gardens with long driveway and detached triple garage.

'Nirvana' is a traditional detached family home built in the 1930's and presented to the market in superb condition both internally and externally. The property enjoys a wonderful, enclosed setting with gated entry and enjoys a high level of privacy down a secluded lane off Longhill Avenue. Potential purchasers should note there is planning permission granted to remove the existing conservatory and extend creating an open plan kitchen/dining/family area with bi-fold doors onto the garden. In addition there is planning to add an en-suite shower room upstairs.

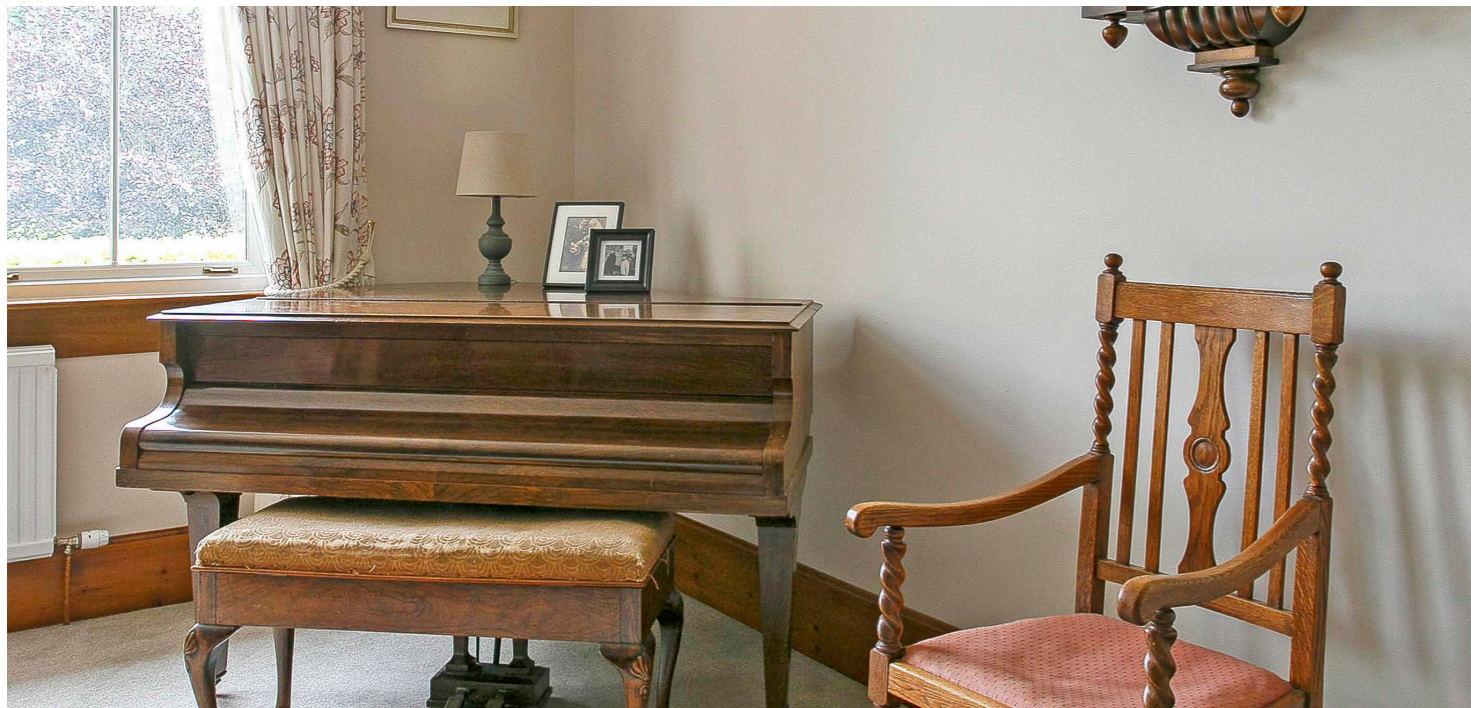
The property provides predominantly on the level accommodation suited to a variety of potential purchasers with a flexible layout and a high quality of fixture and finish including a modern fitted kitchen with integrated appliances, quality sanitary ware, double glazing, gas central heating, hardwood doors and skirtings and neutral decoration.

In summary the accommodation extends to, on the ground floor, an octagonal vestibule, broad and welcoming reception hallway, formal lounge with feature fireplace and wood burning stove, games room with fitted bar area, open plan dining kitchen with useful utility room off, conservatory overlooking the gardens, three double bedrooms and a four piece bathroom. Upstairs there are two further double bedrooms and a three piece shower room. Storage can be found within the generous eaves space.

Externally the property is approached via gated entry onto a long, block paved driveway which provides parking for several vehicles and culminates in the detached triple garage. The garage feature two automatic doors and a toilet/wc. The mature gardens, which extend to approximately 0.8 acres include a sunken walled garden to the side of the property, are predominantly laid to lawn with well stocked shrubby borders, patio areas, mature trees and growing beds. At the rear of the property there is access to a useful basement. In addition there is a large timber shed behind the garage.





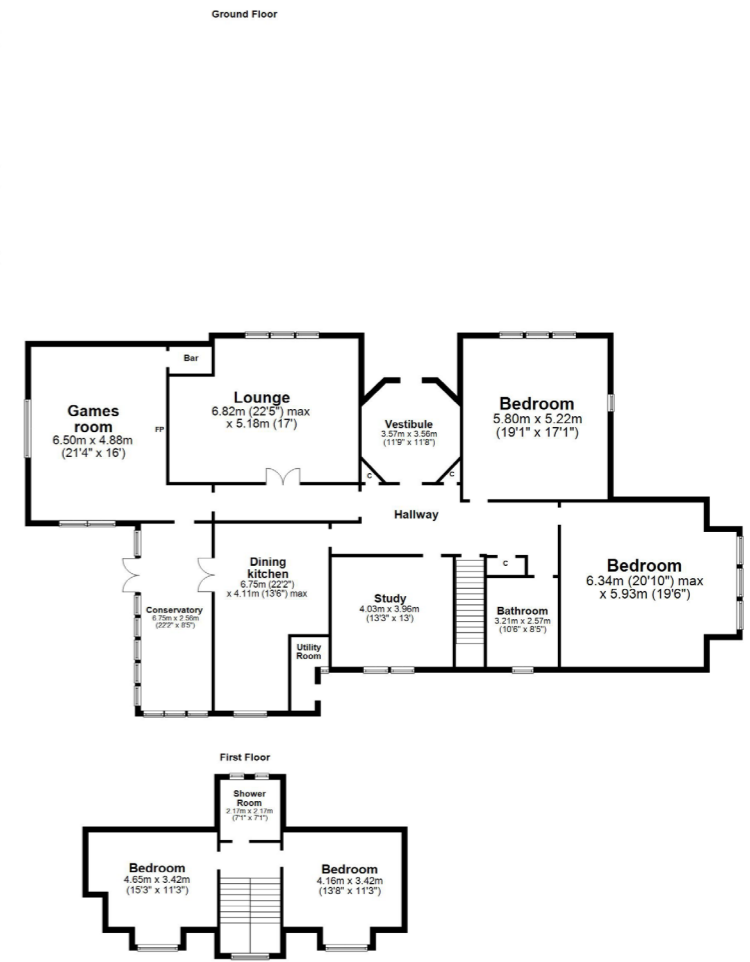
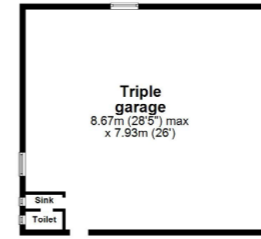












'Nirvana' enjoys a lovely private position surrounded by mature gardens set back from Longhill Avenue which is home to a variety of quality villas and bungalows on the southern edge of the historic village of Alloway, birthplace of Scotland's national bard, Robert Burns. This admired address is well placed for a range of local amenities in Alloway including a post office and general store, pharmacy, doctors surgery, tea-room and excellent Primary School. There are a number of recreational facilities close by including golf courses, rugby club and cricket club. Ayr town centre is around three miles distant and provides a more comprehensive range of amenities including a mainline rail link to Glasgow.

AY4167 | Sat Nav: Nirvana, 57 Longhill Avenue, Alloway, KA7 4DY

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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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