



9 PIPERHILL
ALLOWAY

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A beautifully presented and extended modern detached villa comprising of six principal apartments, set within landscaped gardens and enjoying an excellent position in a quiet residential cul-de-sac close to Alloway Primary School and Rozelle Park.

Piperhill is a quiet cul-de-sac popular with families nestled within an executive estate in Alloway. Number 9 is a modern detached villa which has been extended to the side creating a very spacious, family sized home with a stylish and flexible layout. The property has been comprehensively upgraded and modernised by the current owners and provides a range of modern features including a contemporary fitted kitchen, luxury sanitary ware, double glazing, gas central heating with a 'Worcester' boiler, alarm system and neutral decoration.

In more detail the internal accommodation extends to a reception hallway with stairs to the first floor, a front facing lounge with double doors to the dining room which in turn is laid on a semi open plan basis to the modern fitted kitchen. Off the dining room is a downstairs double bedroom/ family room with a three-piece en-suite shower room and double doors to the rear garden. Upstairs there are three further bedrooms (all with fitted wardrobes) and a luxury three-piece family bathroom. Off the rear bedroom is an extensive floored and lined loft space with potential for a variety of uses including as a playroom or for additional storage.

Externally the gardens are landscaped with the front garden laid to lawn with shrubbery borders. There is block paved driveway parking and a single garage with additional parking. The enclosed rear garden has an area of lawn, chipped and shrubbery borders, 4 decked areas (one covered) and mature plants and tree.

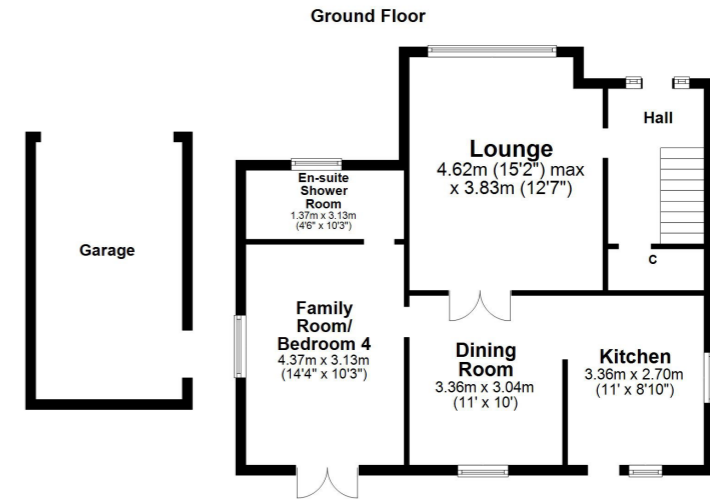
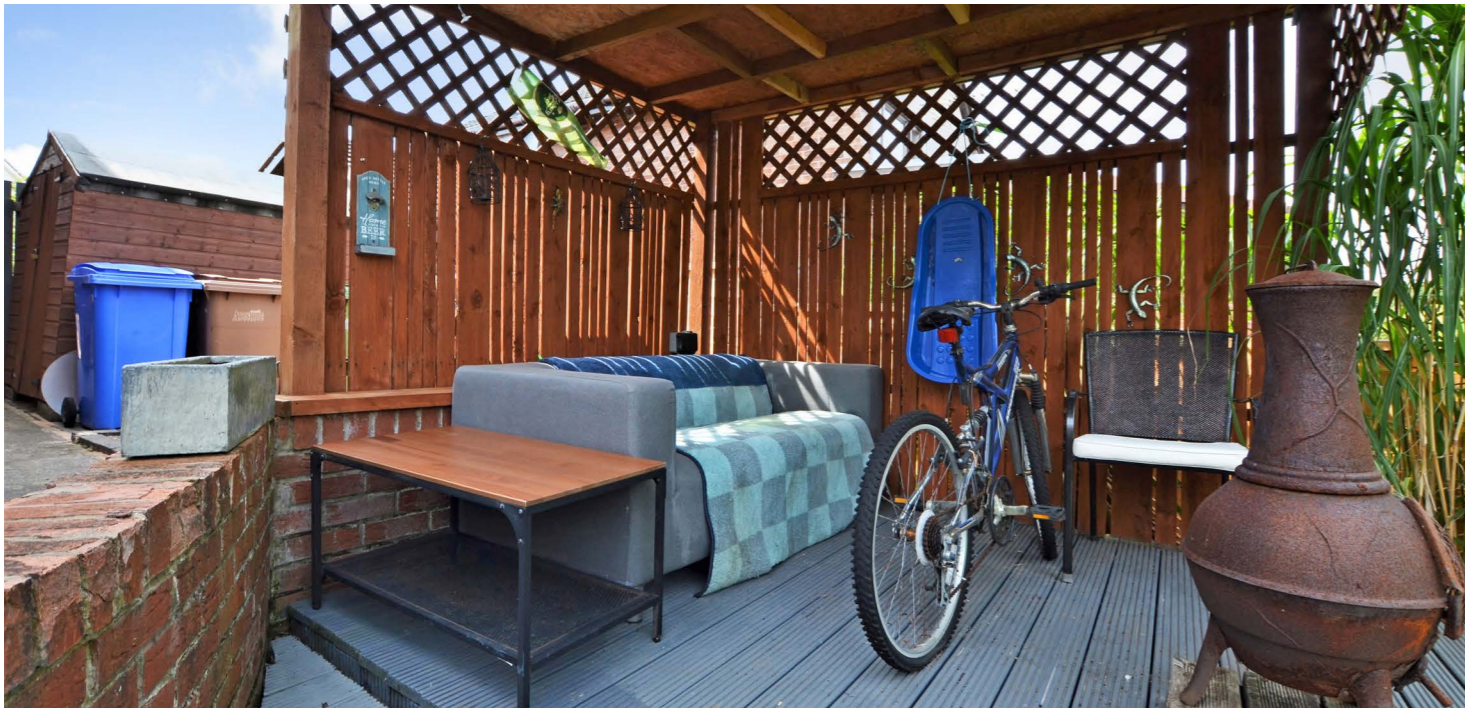












Piperhill is a quiet residential cul-de-sac within close proximity to the centre of the historic village of Alloway, birthplace of Robert Burns. Alloway provides a respected primary school, pharmacy, grocery store, several sports clubs and a post office. Ayr town centre is around three miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY4191 | Sat Nav: 9 Piperhill, Alloway, KA7 4XB

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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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