



ROZELLE MEWS
ALLOWAY

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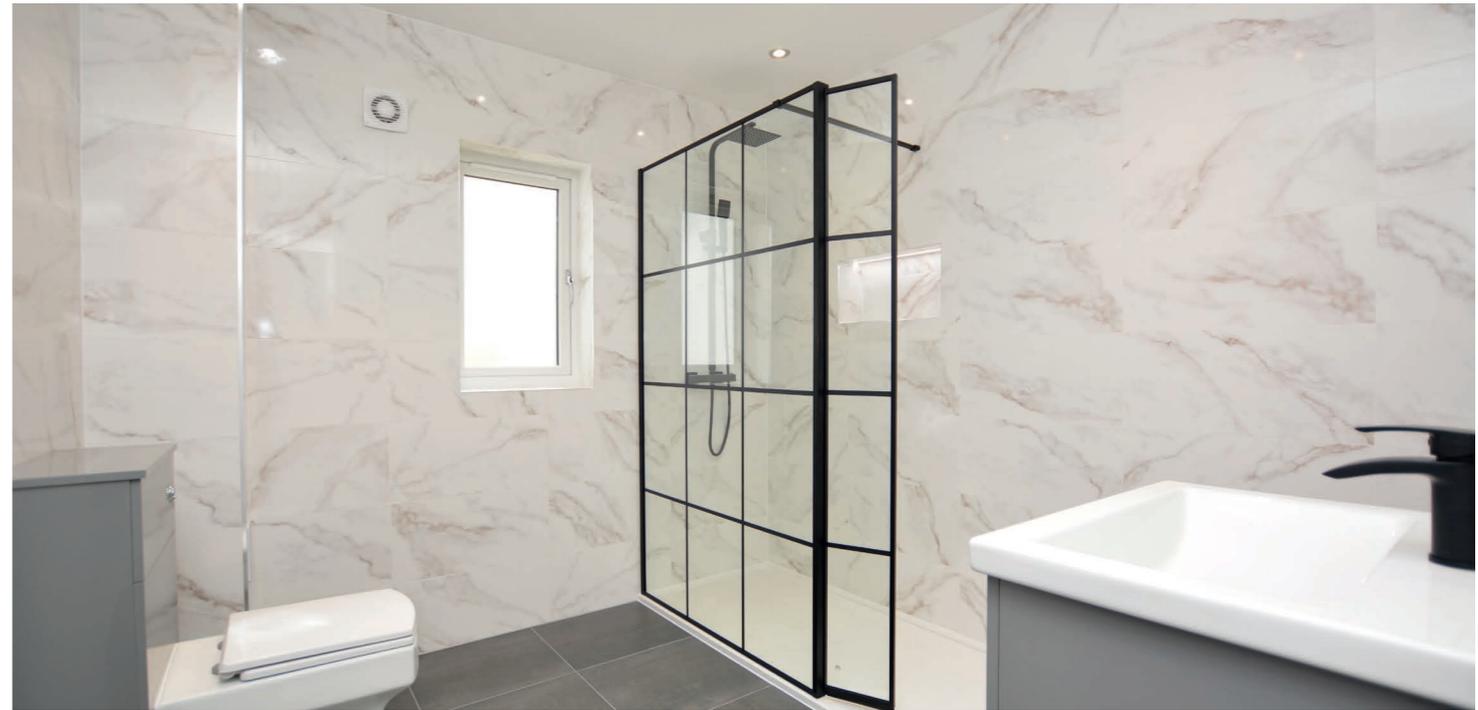


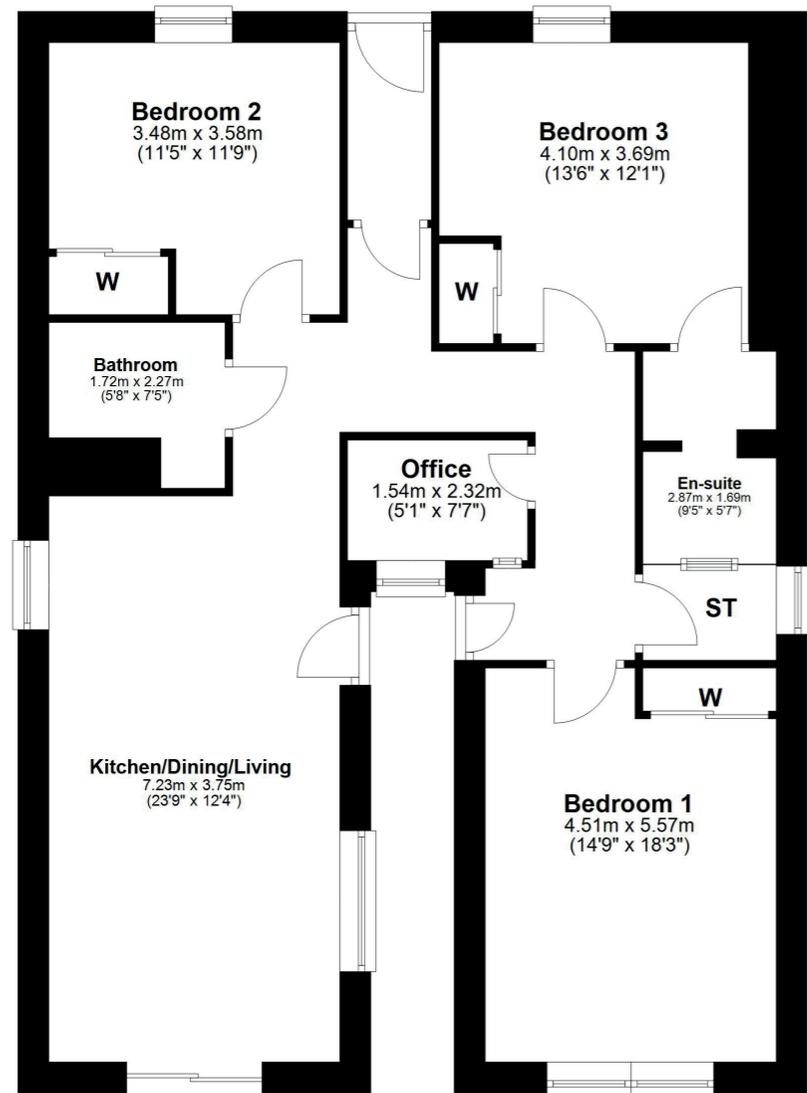


Rozelle Holm Farm is located within the idyllic suburb of Alloway approximately 2 miles south of Ayr and on the eastern edge of the beautiful Rozelle Estate, a 96 acre urban park consisting of mixed woodland, parkland, ponds and Rozelle House, a Georgian mansion with a rich history and whose previous visitors include William Burrell and Winston Churchill. Rozelle House is now a museum and art gallery. Rozelle Estate has many outdoor activities with numerous walking and equestrian trails and is used for a variety of events on an annual basis including the Ayr Flower Show.

The centre of the quaint Alloway Village is a short walk from the property and has good local facilities including a shop, a post office and pharmacy, doctors surgery and village hall. The renowned Burns Cottage and Robert Burns Birthplace Museum are located nearby whilst Alloway Primary School, the top ranked primary school in the region, is only a 5 minute walk from the property. Quality secondary and further education facilities, including Wellington School and The University of West of Scotland, are located within a couple of miles.

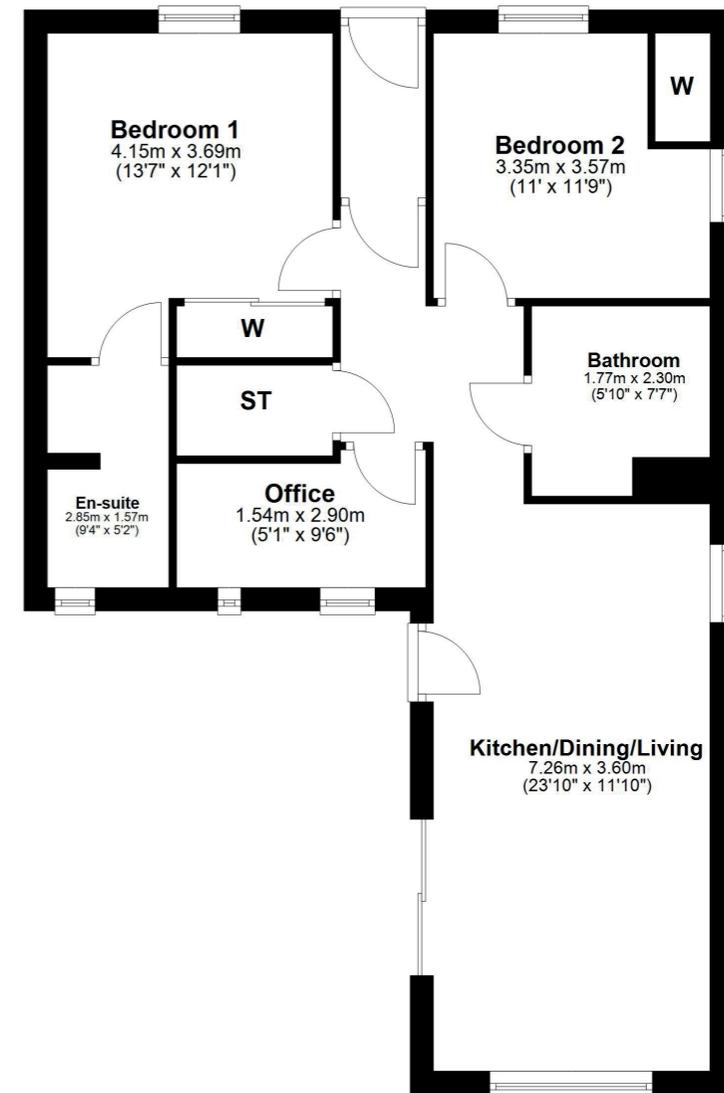
Home Farm Road lies just off The Loaning, and close to Maybole Road providing easy access to Ayr Town Centre and the A/M77. Ayr is the administrative capital of the South Ayrshire Council region and has a population of around 47,000 persons with excellent shopping, leisure and educational facilities. The town lies 39 miles south west of Glasgow with a 50 minute drive time via the A77 on the eastern periphery of the town. Ayr railway station has fast, regular services to Glasgow with a fifty minute commuting time.





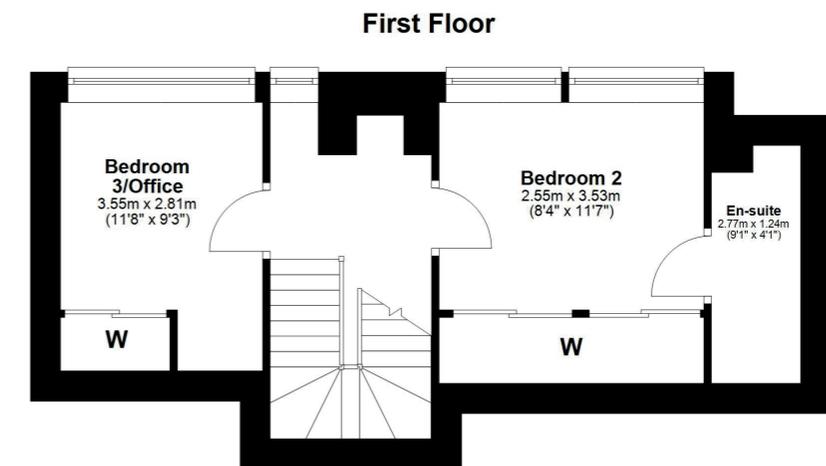
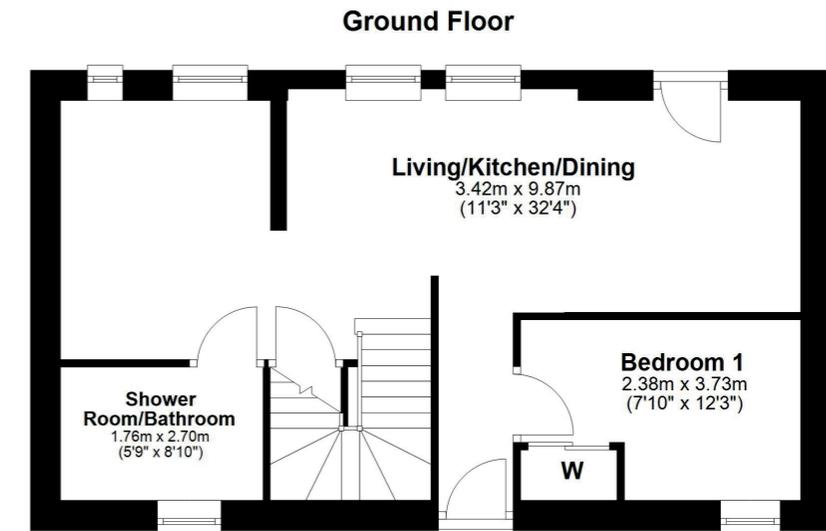
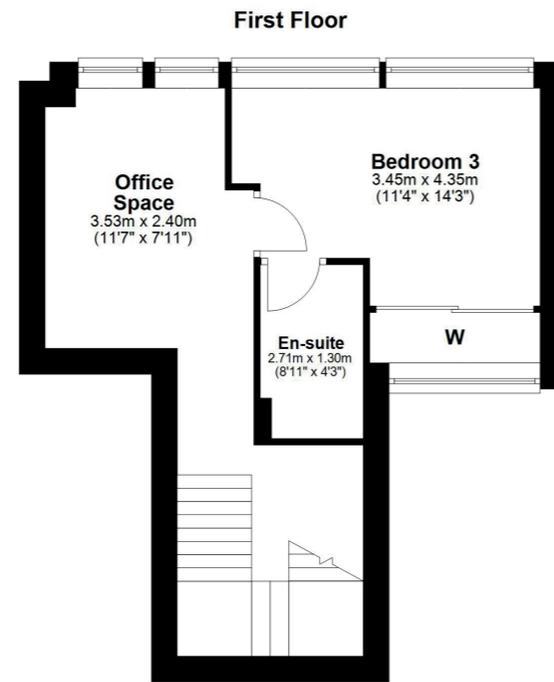
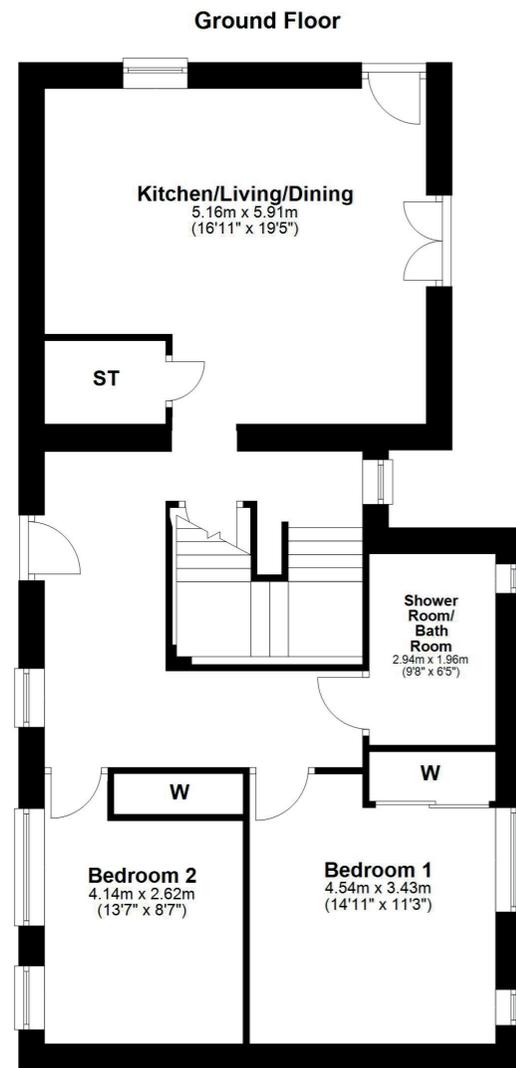
Unit 1 - Guide price £270,000

A traditional semi-detached cottage extending to 109 square metres with all on the level accommodation comprising of a vestibule, hall, open plan lounge/kitchen/dining room, three bedrooms (1 en-suite), office, bathroom.



Unit 2 - Guide price £245,000

A traditional semi-detached cottage extending to 85 square metres with all on the level accommodation comprising vestibule, hall, open plan lounge/kitchen/dining room, two bedrooms (1 en-suite), office, bathroom.



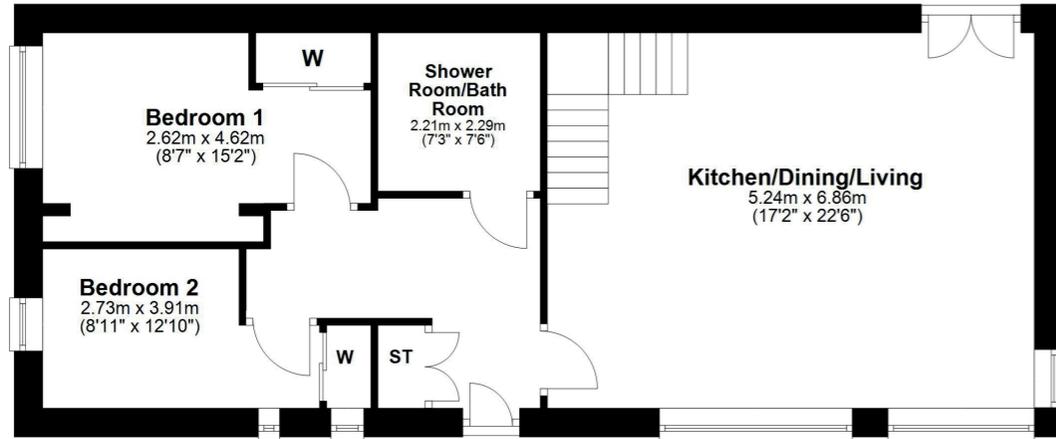
Unit 3 - Guide price £265,000

A traditional end terrace cottage extending to 107 square metres with accommodation over two levels comprising of on the ground floor, hall, open plan lounge/kitchen/dining room, two bedrooms and bathroom. On the first floor a third bedroom with en-suite and office.

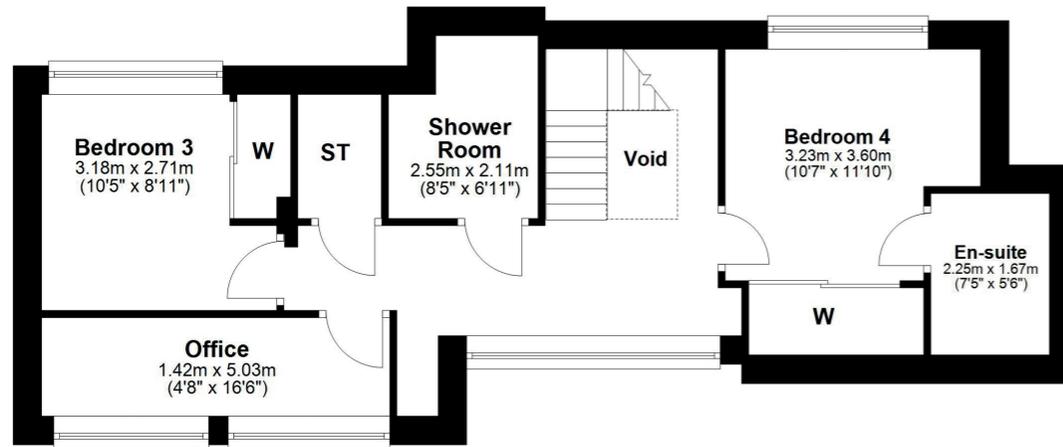
Unit 4 - Guide price £195,000

A traditional mid terrace cottage extending to 72 square metres with accommodation over two levels comprising of, on the ground floor, hall, open plan kitchen/dining room and semi open to the lounge, bedroom and bathroom. On the first floor there are two further bedrooms (1 en-suite).

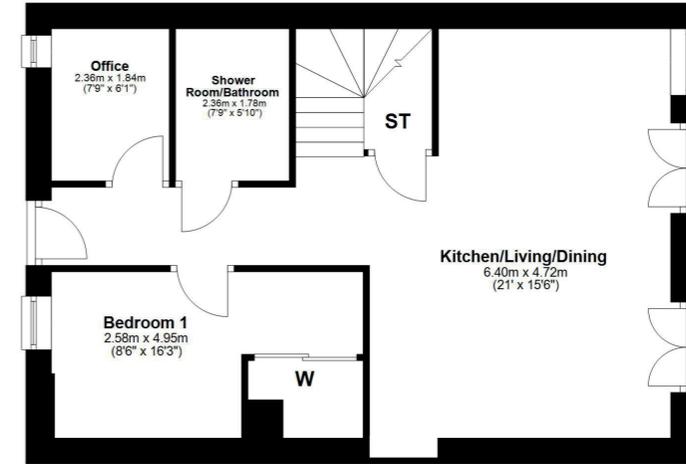
Ground Floor



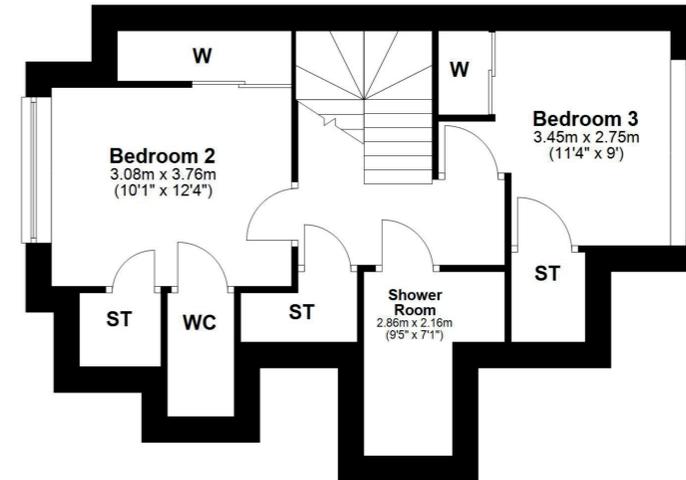
First Floor



Ground Floor



First Floor



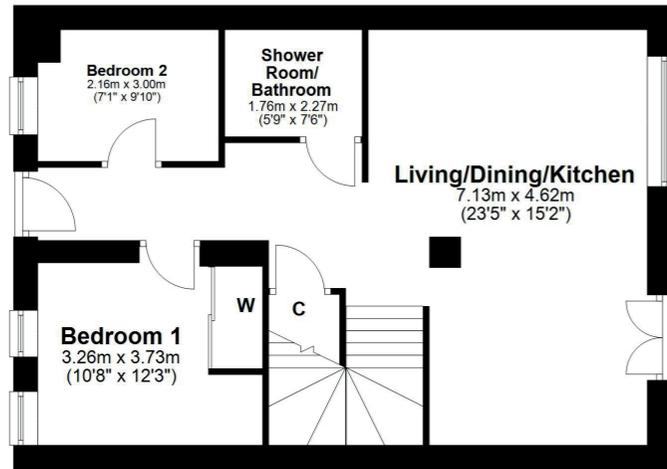
Unit 5 - Guide price £270,000

A traditional cottage on a corner position corner extending to 113 square metres with accommodation over two levels comprising of, on the ground floor, hall, open plan lounge/kitchen/dining room, two bedrooms and bathroom. On the first floor there are two further bedrooms (1 en-suite), office and shower room.

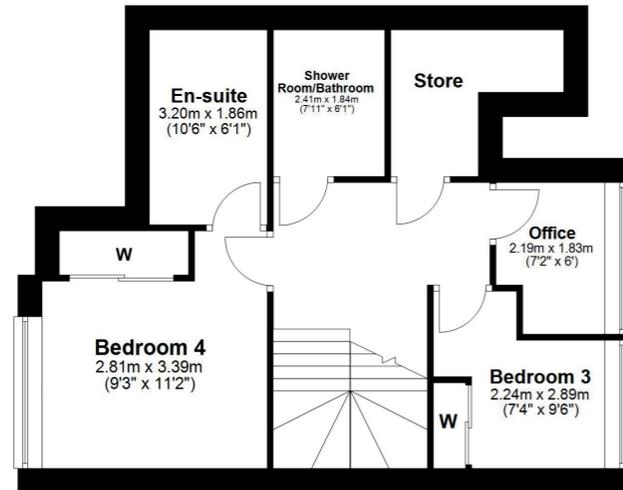
Unit 6 - Guide price £220,000

A traditional mid terrace cottage extending to 94 square metres with accommodation over two levels comprising of, on the ground floor, hall, open plan lounge/kitchen/dining room, bedroom, office and bathroom. On the first floor there are two further bedrooms (1 en-suite wc), and shower room.

Ground Floor



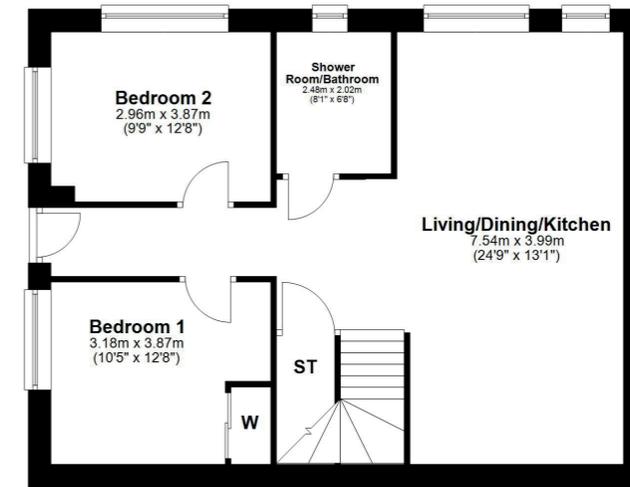
First Floor



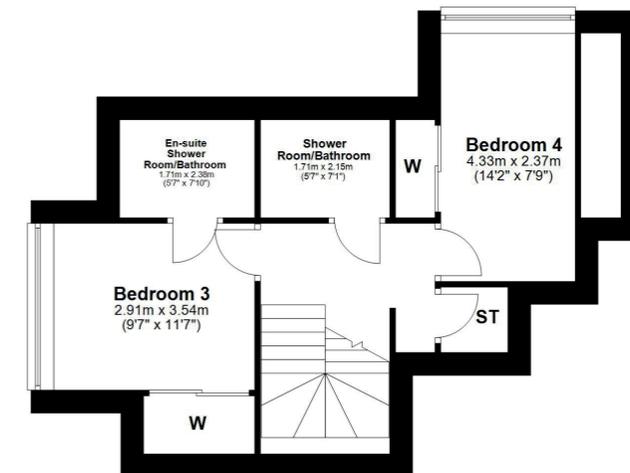
Unit 7 - Guide price £270,000

A traditional mid terrace cottage extending to 116 square metres with accommodation over two levels comprising of, on the ground floor, a hall, open plan lounge/kitchen/dining room, two bedrooms and bathroom. On the first floor there are two further bedrooms (1 en-suite), bathroom and office.

Ground Floor

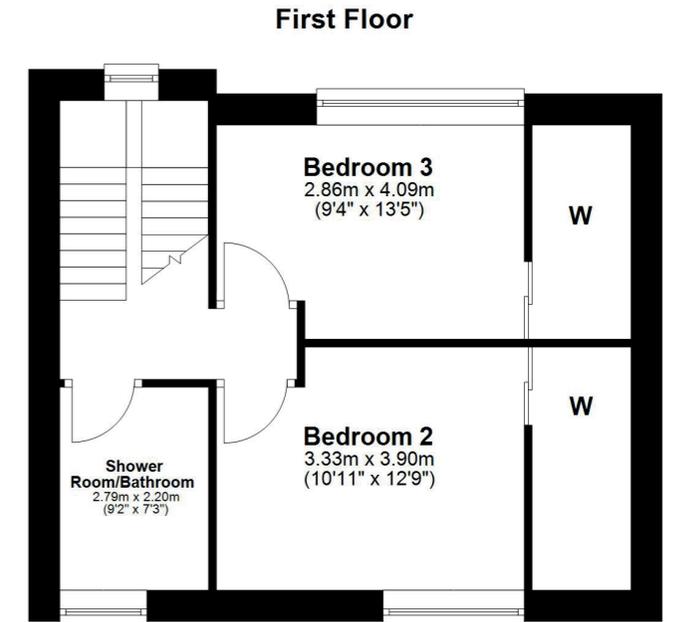
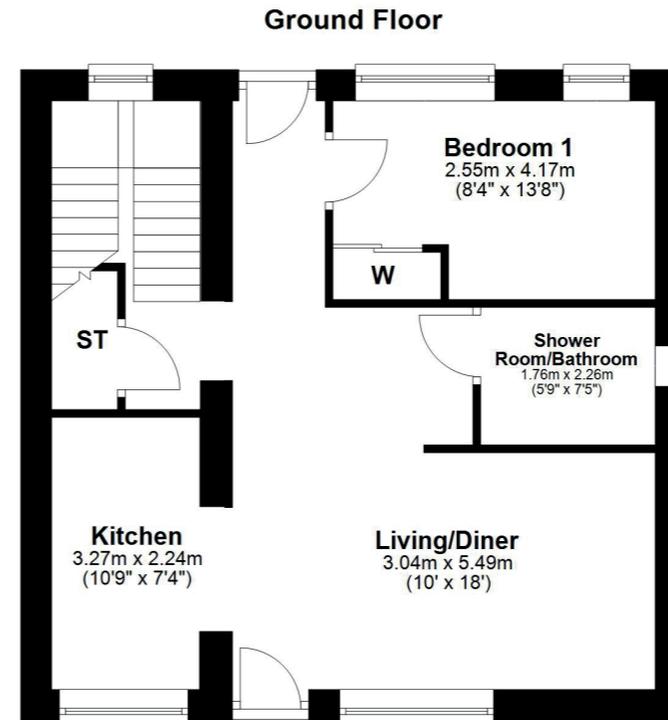
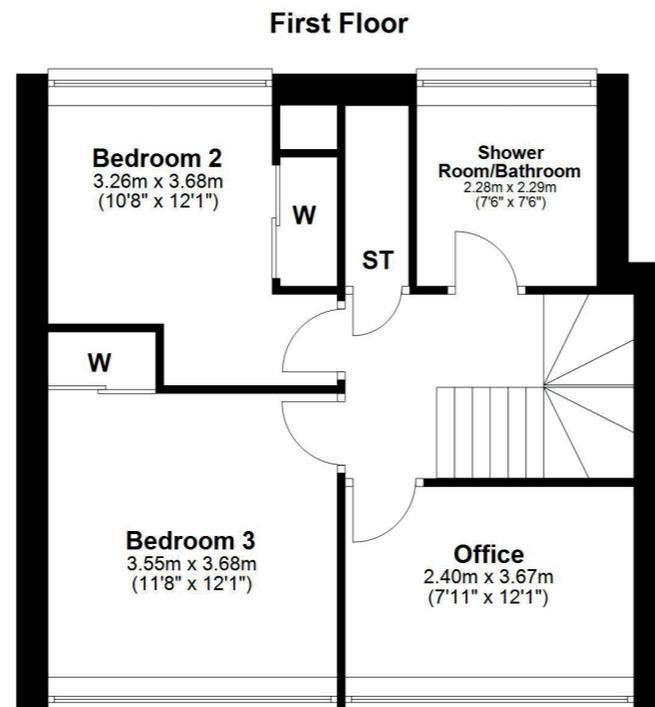
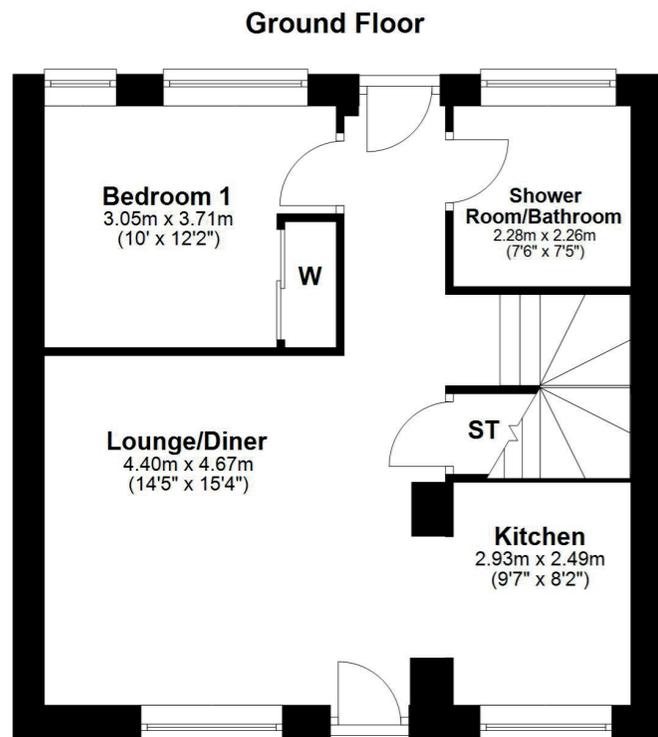


First Floor



Unit 8 - Guide price £270,000

A traditional cottage on a corner position extending to 114 square metres with accommodation over two levels comprising of, on the ground floor, a hall, open plan lounge/kitchen/dining room, two bedrooms and bathroom. On the first floor there are two further bedrooms (1 en-suite) and bathroom.



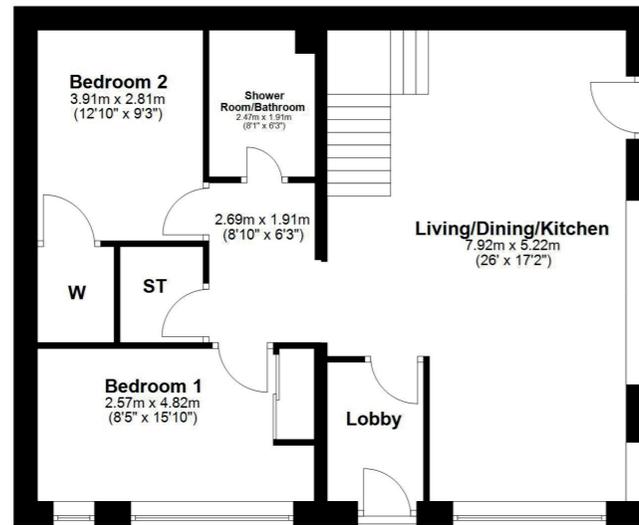
Unit 9 - Guide price £225,000

A traditional mid terrace cottage extending to 97 square metres with accommodation over two levels comprising of, on the ground floor, a hall, open plan lounge/kitchen/dining room, bedroom and bathroom. On the first floor there are two further bedrooms, office and bathroom.

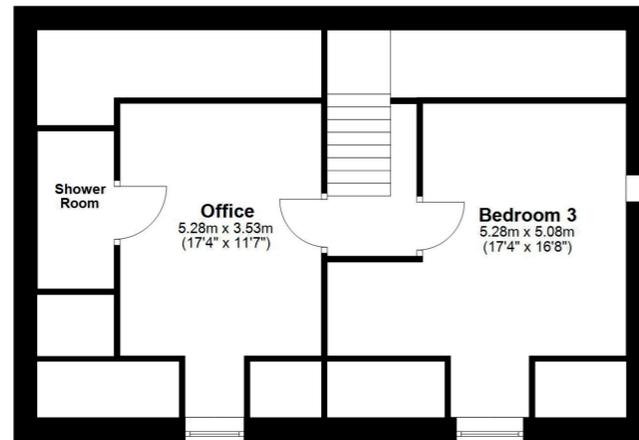
Unit 10 - Guide price £220,000

A traditional end terrace cottage extending to 95 square meters with accommodation over two levels and comprising of, on the ground floor, a hall, kitchen, open plan lounge/dining room, bedroom and bathroom. On the first floor there are two further bedrooms and bathroom.

Ground Floor



First Floor



Specification

- Designer Kitchens by Magnet – Luna grey with fully integrated appliances (Option to choose colours of cabinets and worktops)
- Black sink & taps
- White metro tile splashback with anthracite grout
- Fitted bath & shower rooms
- Dordogne style wood and glass doors with brushed chrome ironmongery finished in light grey
- Energy efficient LED down lights in kitchen, main bathroom and en-suite
- Anthracite white double glazed windows & exterior doors
- White finished walls throughout with option of feature wall in lounge
- Mirrored Fitted wardrobes and storage in all houses.
- Air source heat pump
- Chrome heated towel rails within main bathrooms and en-suites
- TV Aerial + Amplifier
- Mains powered smoke alarms & heat alarm
- Off street Car Parking (min 2 spaces per house) – with Electric Vehicle charge point per house.
- Individual Cycle storage per house
- Quality floor coverings in all houses – laminate and carpet
- Landscaped communal grounds

*All of above subject to alternative supply dependent on material availability.

Personal specification of some paints / tiles / floor coverings / kitchen unit colours available – subject to build schedules and availability and additional cost.

Unit 11 - Guide price £265,000

A traditional detached cottage extending to 106 square metres with accommodation over two levels comprising of, on the ground floor, a lobby, open plan lounge/kitchen/dining room, two bedrooms and bathroom. On the first floor there are two further bedrooms (1 en-suite).

Travel Directions

From Ayr proceed along Carrick Road which becomes Monument Road and proceed to the historic village of Alloway. Turn second left onto Doonholm Road and then third left onto The Loaning. Proceed along turning fifth left onto Home Farm Road and the development can be found on the right hand side.

AY3956 | Sat Nav: KA7 4XH

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.

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