



28 BURNESSE AVENUE

AYR

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4 | BEDROOMS

1 | BATHROOM

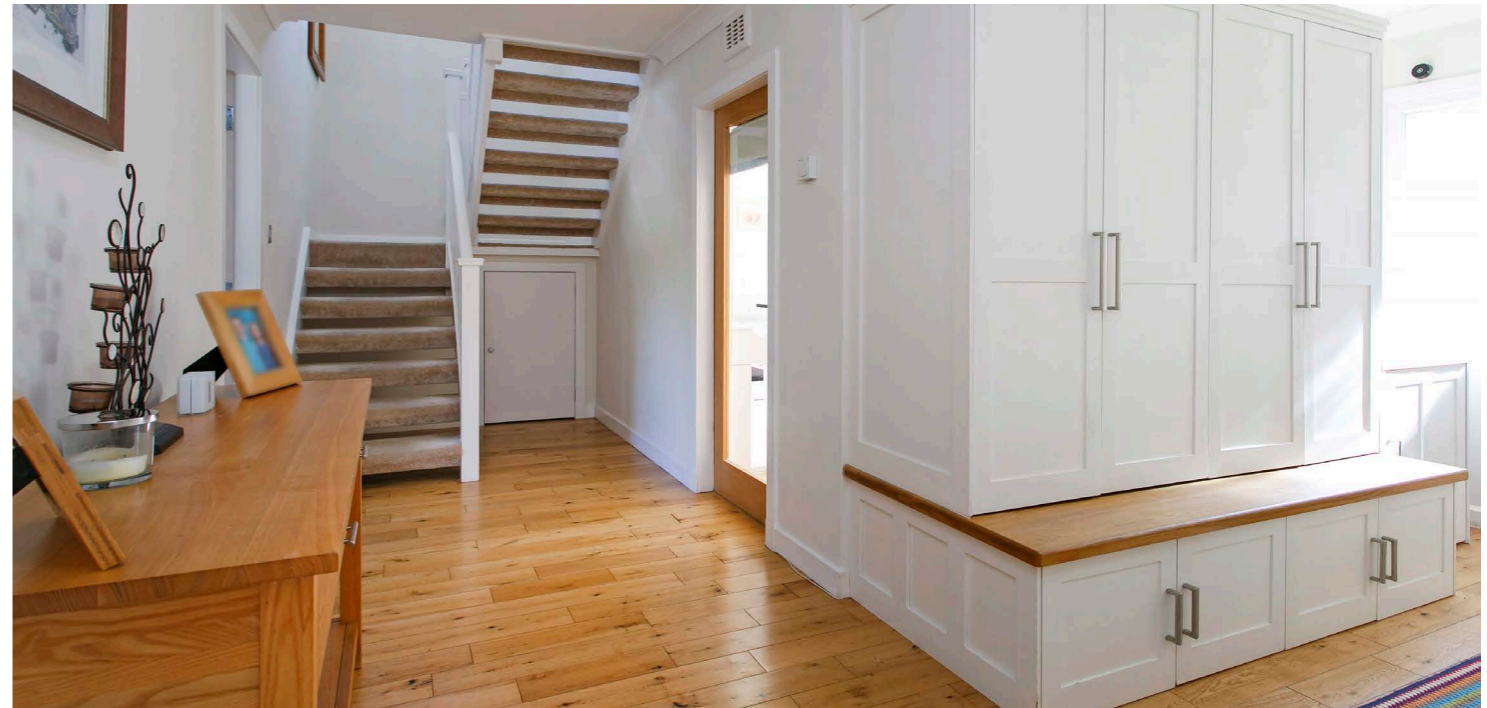
2 | PUBLIC ROOMS

An impressive modern detached family home, set on a large corner plot along a delightful tree-lined avenue, just walking distance from Alloway Primary School.

Burness Avenue is a charming and exclusive address within the popular and historic village of Alloway, perfectly placed for access into the amenities of Ayr and within walking distance of first-class primary and secondary schooling. Number 28 is offered to the market in immaculate condition and represents a rare opportunity to acquire a substantial family home with open plan, modern living spaces and a high level of specification throughout. This fantastic property occupies a large corner plot nestled within a quiet cul-de-sac, with extensive landscaped gardens that have a south-west aspect at the rear, off road parking and a detached garage. There is ample storage, flexible accommodation with a downstairs bedroom, luxury finishes, fresh, neutral decor and quality flooring, internal doors, and surrounds.

In more detail, the internal accommodation extends to a welcoming entrance hallway with fitted storage, stairs to the upper floor and an under stairs cupboard, a downstairs double bedroom/ family room, a spacious and bright lounge with a feature fireplace that leads into an incredible open plan family dining kitchen, which spans almost the width of the house, with ample wall and base units, integrated appliances and a separate utility room with a WC and a door to the garden. On the upper floor the landing has a storage cupboard, access into a floored attic, a master bedroom with fitted wardrobes on both sides of the room, two further double bedrooms, including one with a built-in wardrobe, and a fully tiled family bathroom suite with a shower over the bath.

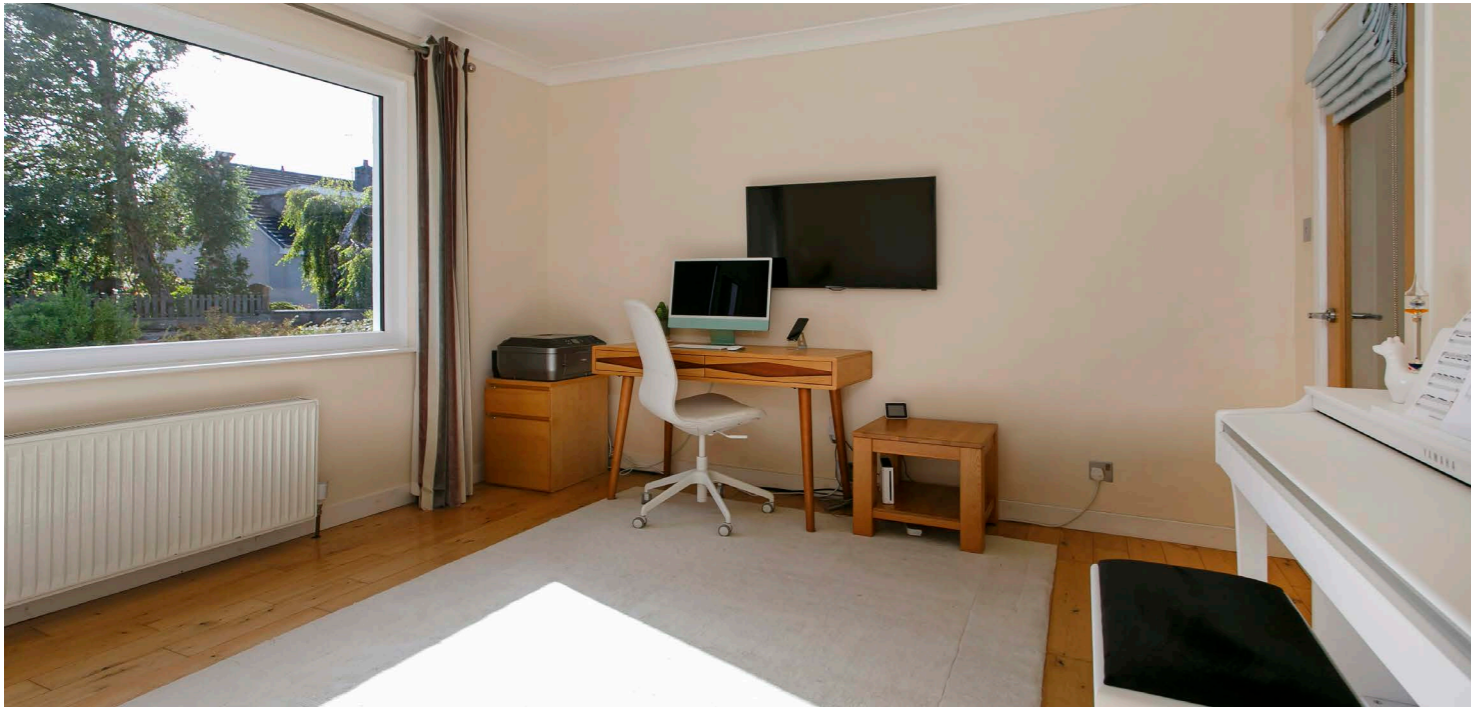
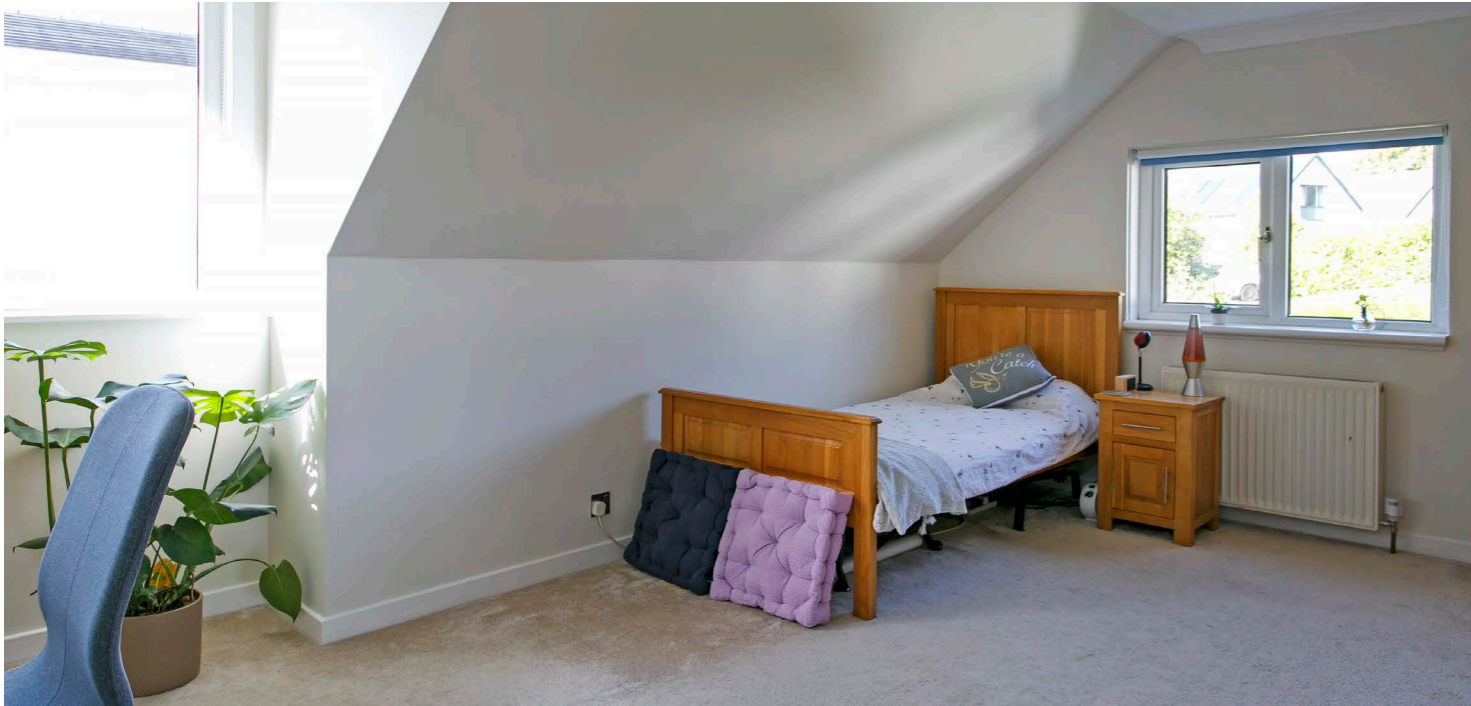
Externally there are gardens that wrap around the front, side, and rear of the property, offering excellent privacy with mature hedging and a range of hard and soft landscaped areas, including lawn, paved patios, shrub borders and mature trees. There is a driveway to the front that allows off road parking and leads to a large, detached garage with light and power.

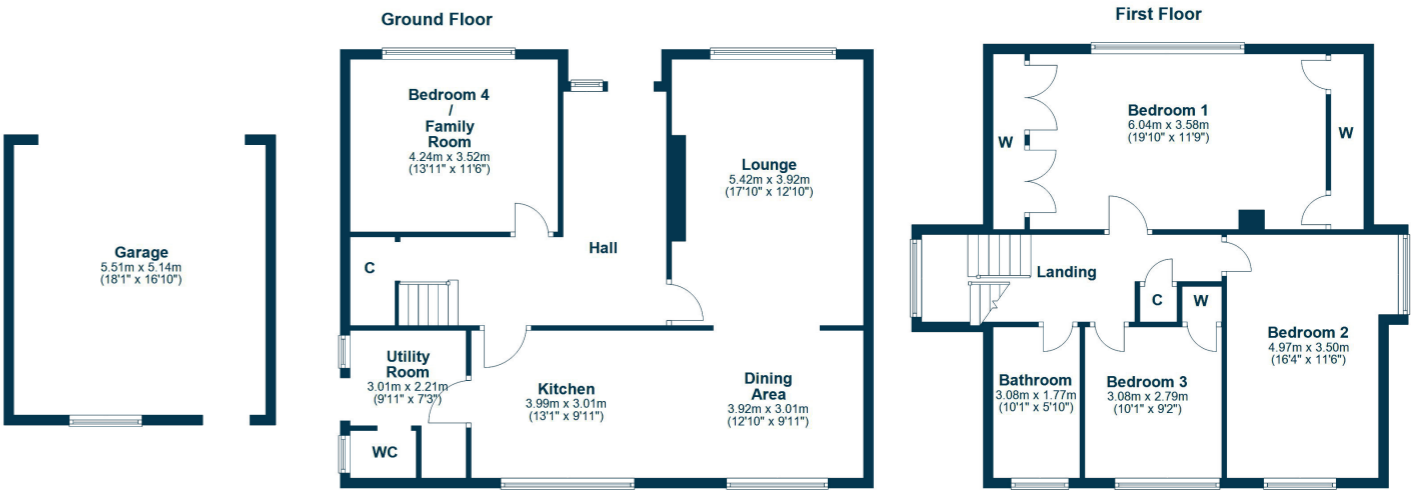












Burness Avenue is located in one of Alloway's most sought-after residential areas close to both Rozelle and Belleisle Parks, Alloway Primary School and the centre of the historic village itself, birthplace of Robert Burns. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport, and recreational facilities. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

AY4634 | Sat Nav: 28 Burness Avenue, Ayr, KA7 4QB

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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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