



13 ST VINCENT CRESCENT
ALLOWAY

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A charming, detached bungalow which enjoys an enviable position backing onto Rozelle Park and provides well-presented and flexible accommodation set in extensive gardens.

Number 13 is a modern detached bungalow which provides deceptively spacious accommodation suited to both families and those clients seeking all on the level living without compromising on space. The property is offered to the open market for the very first time having been purchased new by the current owners in 1969.

The property has been very well maintained with features and benefits including a fitted kitchen, tiled bathroom, alarm system, fitted wardrobe space in all four bedrooms, double glazing, oil central heating and neutral decoration. Potential purchasers should note there is a large loft space accessed via a Ramsay ladder in the hall which offers excellent development potential if further accommodation is required.

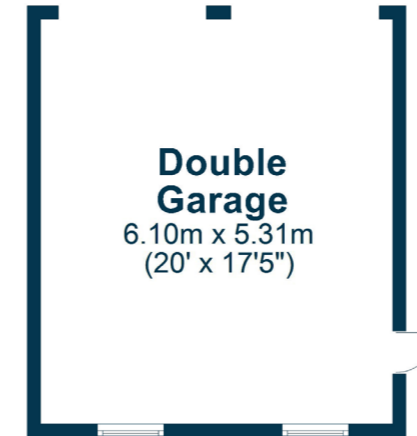
In summary the accommodation extends to an entrance porch, reception hall, lounge with feature fireplace, glazed door, and removable glazed partition to the dining room, fitted kitchen, four bedrooms and three-piece bathroom.

Externally the property is set in generous gardens which include a gate into Rozelle Park. The front garden is laid to lawn with surrounding shrubbery borders and double driveway culminating in the double garage (twin front doors, one of which is remote controlled and courtesy door to the side). The rear garden is also predominantly laid to lawn with well stocked shrubbery borders, patio area, mature trees, and greenhouse.

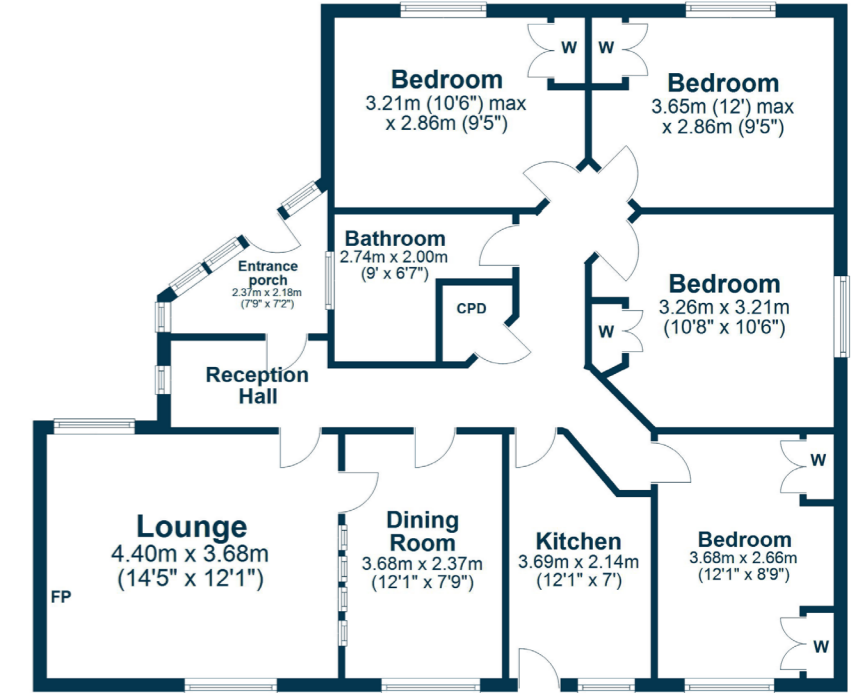








Ground Floor



St Vincent Crescent is a highly popular residential address located off the Loaning close to the centre of Alloway, the birthplace of Robert Burns. There are a wide range of local amenities including both primary and secondary schooling, shops, pharmacist and village hall. For the commuter there is ease of access to the A77/M77 linking to Kilmarnock, Glasgow and surrounding districts.

AY4701 | Sat Nav: 13 St Vincent Crescent, Alloway, KA7 4QW

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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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