



**22 ALLOWAY**  
ALLOWAY

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**4 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**Wellswood offers substantial accommodation that extends to almost 3000 sq ft and offers a flexible configuration of eight principle apartments. It would ideally suit the large family or indeed those clients downsizing from a larger property given the facility of all on the level accommodation.**

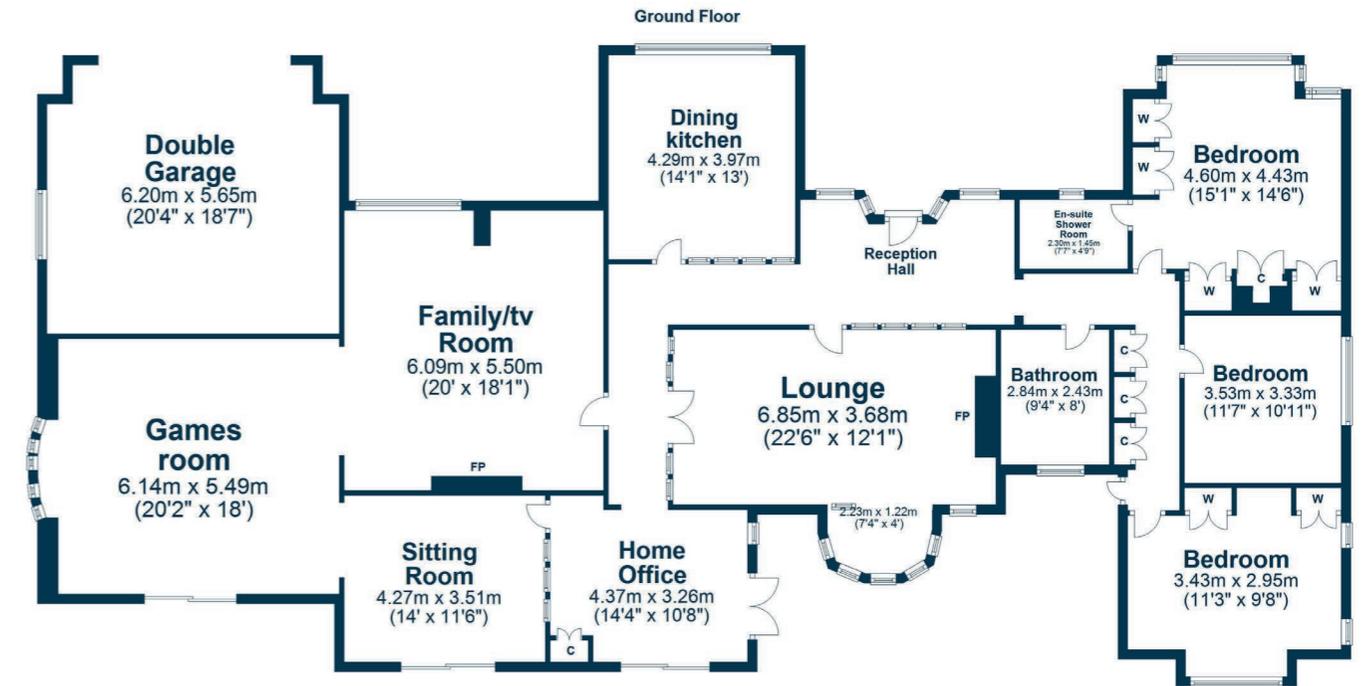
In detail there is broad reception hall, formal lounge, bespoke German designed kitchen, family/TV room, large games room with full size snooker table, rear dining room/bedroom four sitting room /office, three double bedrooms, en suite shower, modern family bathroom, floored loft, double glazing, gas fired central heating.

Outside the mature gardens offer a pleasant mix of soft and hard landscaped areas including extensive lawn with mature trees and borders. There is a monobloc carriage drive which provides ample hard standing and access to a double garage with remote control access. The south westerly facing rear garden enjoys a high degree of privacy and has a BBQ area ideal for outdoor entertaining.









Alloway retains a wide array of excellent local facilities which include Ayr Rugby Club, Cambusdoon Sports Club, the renowned Burns Cottage and Heritage Centre, Alloway Primary School, post office and grocery store, Poets Corner cafe, a chemist and beauticians.

Ayr Racecourse has regular meetings throughout the year and is home to the Scottish Grand National whilst the world famous five star Trump Turnberry championship golf courses are only 20 miles down the coast.

Alloway lies around two miles south of Ayr town centre which has a comprehensive range of supermarket and retail shopping, transport and recreational facilities. There is main line rail service at Ayr and Prestwick and the A77M77 trunk road provides swift commuting to Glasgow and central Scotland.

**AY3003** | Sat Nav: 22 Alloway, Alloway KA7 4PG

For the full home report visit [www.corumproperty.co.uk](http://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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