



ESCALA

35 LONGHILL AVENUE, DOONFOOT

www.corumproperty.co.uk





4 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

An immediately appealing detached villa providing deceptively spacious accommodation and set in generous, private gardens within a first class residential address.

'Escala' is a detached villa presented to the market in excellent decorative order and particularly suited to the family market. The property has been upgraded and modernised by the current owners and provides well proportioned and flexible accommodation extending to 7 principal apartments arranged over two levels.

Features and benefits include a modern fitted kitchen with Granite work tops, quality sanitary ware, double glazing, gas central heating, quality floor coverings, hardwood doors, generous storage, fitted wardrobes in three of the four bedrooms and neutral decoration.

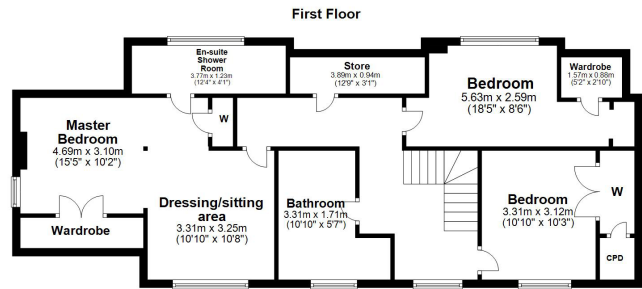
In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway with two piece wc off, formal lounge (wood burning stove, doors to the garden and study off), dining room, double bedroom and dining kitchen semi open plan to the family room. Upstairs there is a generous landing and three further double bedrooms including a master suite with sitting/dressing area and en-suite shower room. Completing the accommodation is a family bathroom..

Externally to the front there is ample driveway parking with a double garage to the side (automatic up and over door and rafter storage). There are gardens on both sides of the property. From the lounge double doors access an enclosed garden predominantly laid to lawn with a further area of artificial lawn and patio. From the kitchen there is an area of garden which has been hard landscaped with decorative paving and raised planting borders. Included in the sale will be the garden room which could be utilised for a variety of potential uses including a gym, home office etc.









The property enjoys a lovely position on Longhill Avenue which is home to a variety of quality villas and bungalows on the southern edge of the historic village of Alloway, birthplace of Scotland's national bard, Robert Burns. This admired address is well placed for a range of local amenities In Alloway including a post office and general store, pharmacy, doctors surgery, tea-room and excellent Primary School. There are a number of recreational facilities close by including golf courses, rugby club and cricket club. Ayr town centre is around three miles distant and provides a more comprehensive range of amenities including a mainline rail link to Glasgow.

AY4805 | Sat Nav: 35 Longhill Avenue, Doonfoot, KA7 4DY

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.



WE'RE **SOLD** ON
YOUR FUTURE



Corum Ayr
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk