



**AITANA**

12 SHALLOCH PARK, DOONFOOT

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)

  
c o r u m



**4 | BEDROOMS**

**3 | BATHROOMS**

**4 | PUBLIC ROOMS**

**A wonderful architect designed detached villa which provides extensive accommodation within a highly sought after residential area with generous gardens and ample driveway parking.**

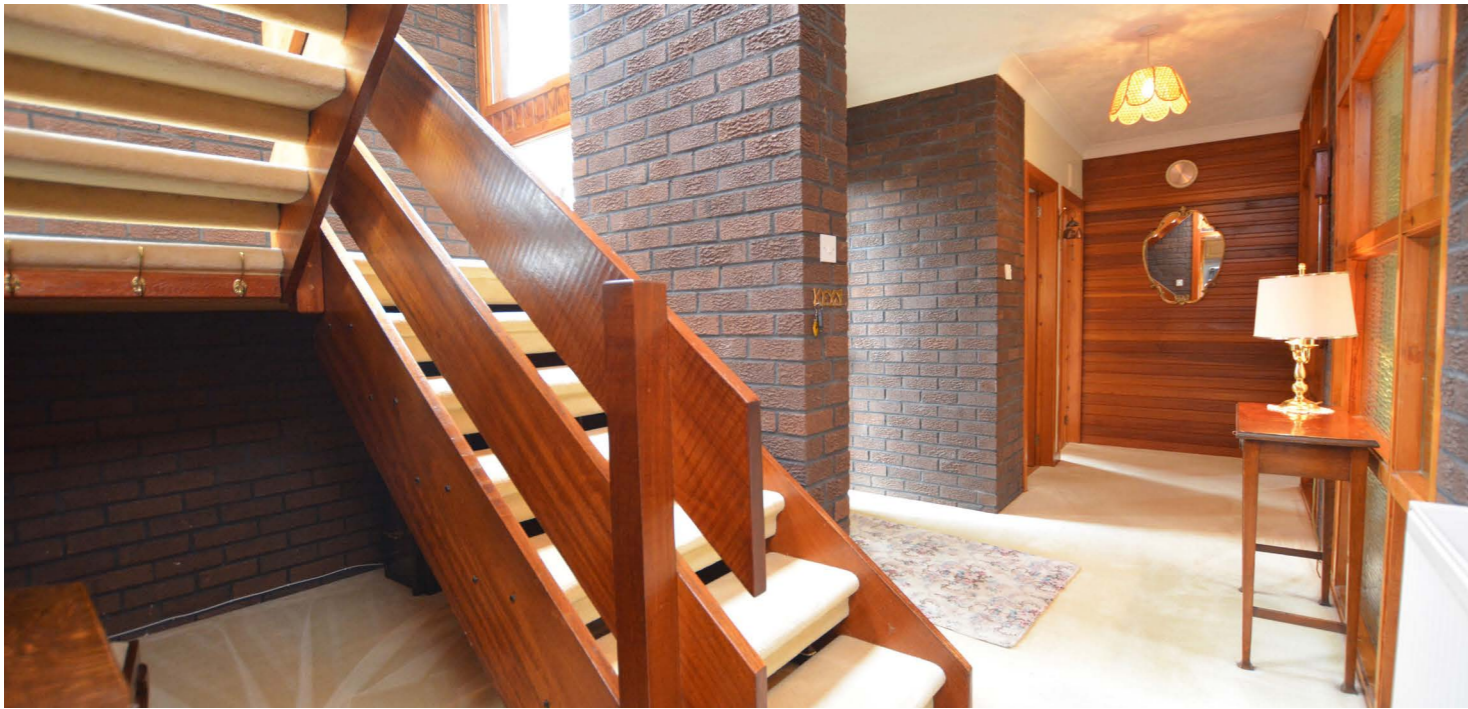
'Aitana' is a modern detached villa which enjoys a lovely position within a quiet residential cul-de-sac with an impressive outlook across to the Carrick Hills. The property has been lovingly cared for and maintained by the long standing owner and provides extremely spacious, flexible accommodation suited to a variety of potential purchasers and particularly the family market.

Features and benefits of the property include a fitted kitchen, quality sanitary ware, gas central heating, double glazing, generous cupboard/wardrobe space, neutral decoration, hardwood staircase and hardwood flooring in the dining room below the carpet and fitted wardrobes in all of the bedrooms.

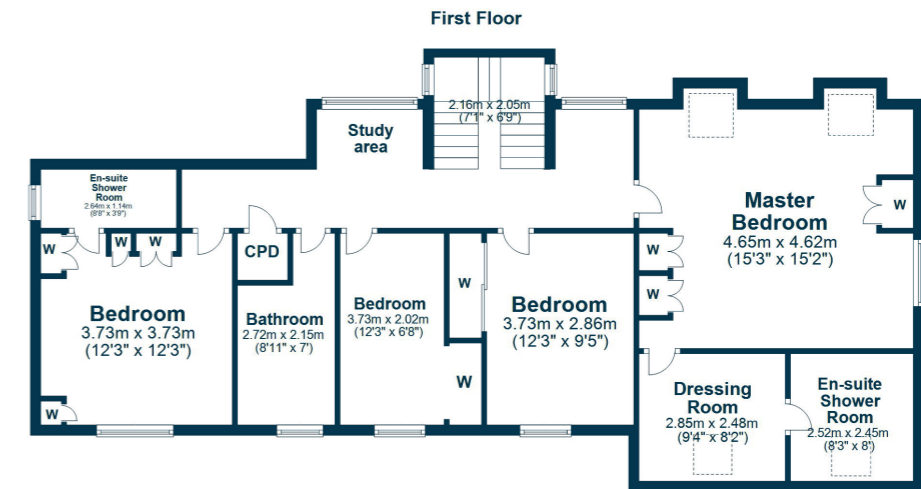
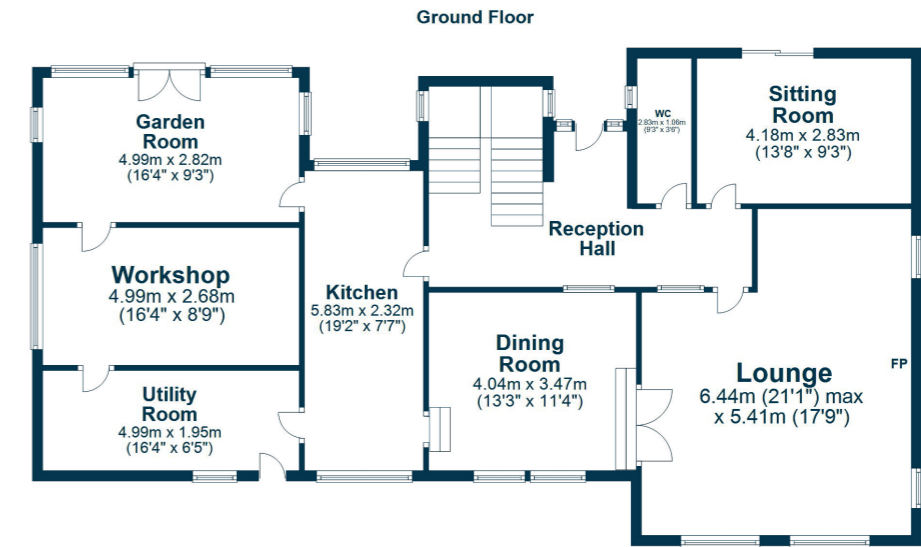
In summary the accommodation extends to, on the ground floor, a generous reception hallway with two piece wc off, formal lounge with feature fireplace and double doors to the dining room, sitting room, fitted kitchen, large utility room, garden room and workshop. The utility room, workshop and utility room could be reconfigured to create an expansive kitchen/dining/family room subject to any appropriate consents. Upstairs there is a spacious landing with study area, four bedrooms including a master suite with dressing room and en-suite shower room and a four piece bathroom. Bedroom two also benefits from a three piece en-suite shower room. The loft space is accessed via a pull down ladder and is predominantly floored creating excellent storage space.

Externally the property is approached via a private driveway opening out to a generous area of parking. The south facing front garden is lawned with shrubbery borders and patio area. The enclosed rear garden is also predominantly lawned with shrubbery borders and hedging creating a high level of privacy.









Shalloch Park is located within the ever popular residential area of Doonfoot which provides a range of local amenities including an excellent primary school, shops, tea-room and restaurant. Alloway village is close by and provides both historical interest as the birthplace of Robert Burns and a number of recreational facilities including various sports clubs, Belleisle and Rozelle parks, pharmacy and doctors surgery. For the commuter there is a mainline rail link to Glasgow from Ayr (approximately three miles distant).

**AY4894** | Sat Nav: Aitana, 12 Shalloch Park, Doonfoot, KA7 4HL

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.



WE'RE **SOLD** ON  
YOUR FUTURE



C O R U M

Corum Ayr  
10 Beresford Terrace, Ayr, KA7 2EG

**Tel:** 01292 880 888

**Email:** [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)