



**10 MERKLAND ROAD**  
ALLOWAY

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**4 | BEDROOMS**

**1 | BATHROOM**

**3 | PUBLIC ROOMS**

**A substantial modern detached villa ideally suited to the family market with 7 principle apartments, generous gardens and driveway parking within the Alloway primary catchment.**

Number 10 is a modern detached villa which provides excellent family sized accommodation over two levels. Benefits of the property include spacious apartments, fitted kitchen, quality three piece shower room, fresh decoration, gas central heating with a 'Baxi' boiler, double glazing and generous storage/wardrobe space.

In summary the accommodation extends to, on the ground floor, a reception hallway with two piece wc off, rear facing lounge with door to the garden, dining room, utility room/third public room and a fitted kitchen with door to the rear garden. Upstairs there are four good sized bedrooms and a modern three piece shower room.

Externally to the front there are decorative chipped borders and raised shrubbery borders with a triple block paved driveway. The fully enclosed rear garden is predominantly laid to lawn with patio areas, mature trees and well stocked shrubbery borders. Included in the sale will be two garden sheds.





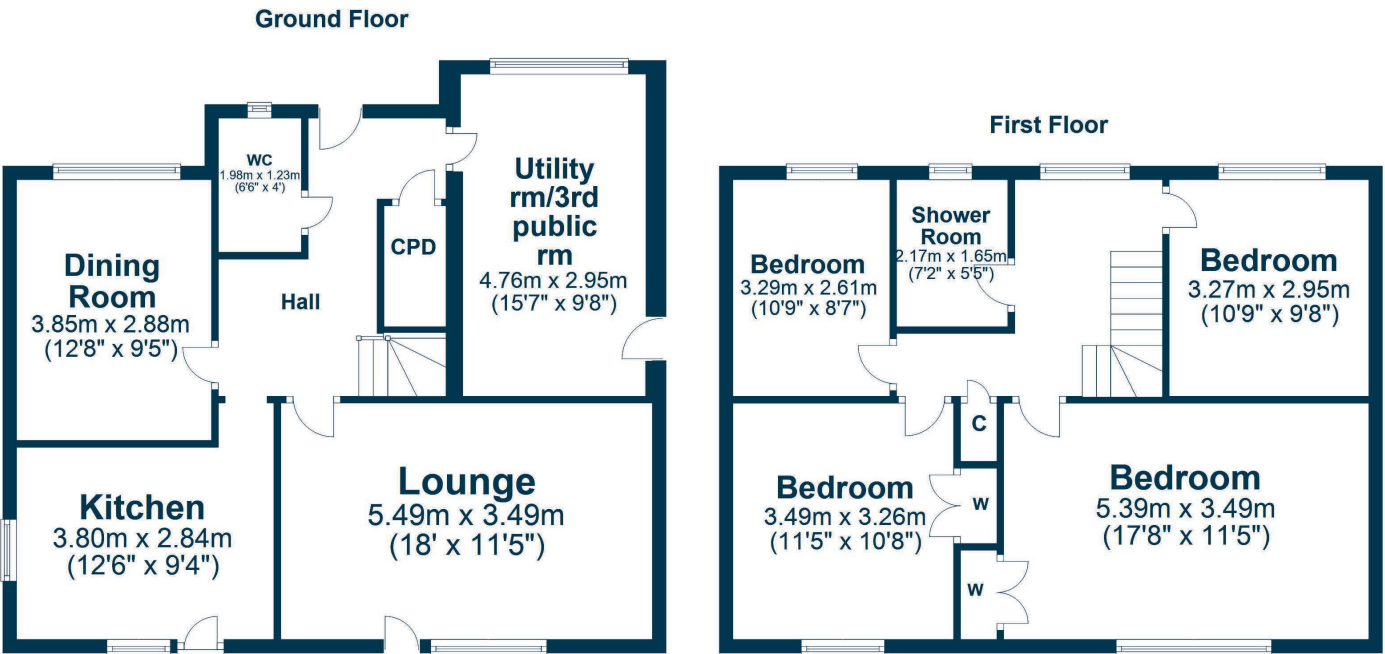












Merkland Road is a relatively traffic free residential address close to a number of amenities including Alloway Primary School and Rozelle Park. Alloway also provides a pharmacy, general store (incorporating a post office), tearoom and gift shop. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities. For the commuter there is easy access to the A77/M77 linking to Kilmarnock, Glasgow and surrounding districts.

**AY5066** | Sat Nav: 10 Merkland Road, Alloway, KA7 4UQ

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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