



**16 LONGHILL AVENUE**  
ALLOWAY

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c o r u m





**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**An immaculately presented traditional detached bungalow with a lovely wooded backdrop and set in good sized gardens within a first class residential address.**

Number 16 is a traditional detached bungalow which is presented to the market for the first time in over 60 years. The property has been lovingly cared for and maintained by the current long standing owners and is suited to a variety of potential purchasers including families and indeed those clients seeking all on the level living without compromising on space.

The property occupies level gardens and is set back from the road with a lovely wooded back drop to the rear. Internally the accommodation extends to around 1450 sq feet with well proportioned apartments and a flexible layout.

Features and benefits include a fitted kitchen, quality sanitary ware, double glazing, gas central heating with a 'Baxi' boiler housed in the utility room, generous storage, fitted wardrobes/ bedroom furniture in all three bedrooms and neutral decoration. The loft space is accessed via a hatch in the hall and provides extensive storage.

In summary the accommodation extends to, a vestibule, welcoming reception hallway, front facing lounge with feature fireplace and seven piece bow window formation, dining room, fitted kitchen, three bedrooms, three piece family bathroom and three piece wet room.

Externally to the front there is a privet hedge and hard landscaping with space for several vehicles. This continues to the side of the property and culminates in the detached garage. The well proportioned rear garden is predominantly laid to lawn with patio area, well stocked shrubbery borders and gate to the rear woodland accessing the River Doon walk.









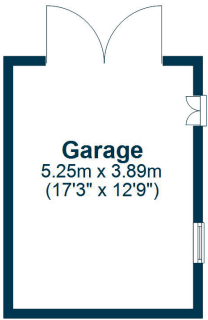
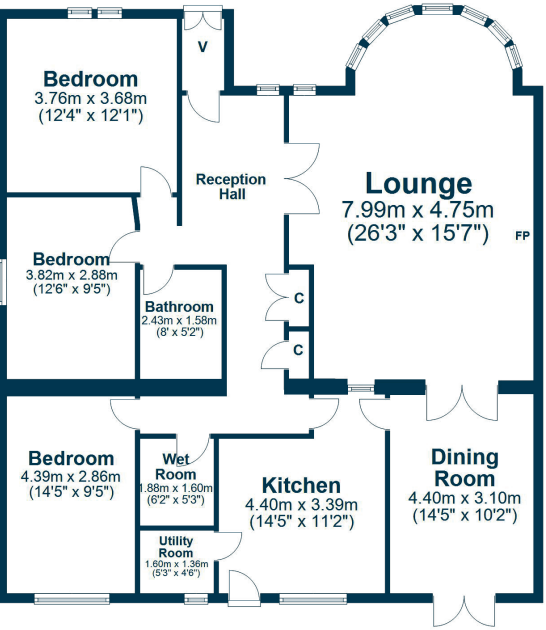








Ground Floor



The property enjoys a lovely position in 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.

**AY5211** | Sat Nav: 16 Longhill Avenue, Alloway, KA7 4DY

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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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