



10 MARLE PARK ALLOWAY

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

An incredibly stylish and hugely impressive extended detached bungalow with extensive, south westerly facing gardens all within a first class address in the catchment for Alloway Primary School.

10 Marle Park is a fabulous traditional 'Govan built' bungalow having been comprehensively upgraded and modernised by the current owners and providing generously proportioned accommodation suited to a variety of potential purchasers. The property enjoys a lovely, corner position with a wooded backdrop and comprises of stylish, flexible accommodation with up to four bedrooms if required. In addition potential purchasers should note there is further potential to develop either the loft space or the lower level.

The level of fixture and finish is high including a quality fitted kitchen, luxury sanitary ware, gas central heating, neutral decoration and double glazing.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway, front facing bay windowed lounge, fitted kitchen with garden room off, dining room/third bedroom, two double bedrooms and a modern three piece shower room. Stairs from the garden room lead down to the utility room/snug (currently used as a fourth bedroom) and access to the rear garden.

Externally the front garden is laid to lawn with shrubbery borders and driveway to the side culminating in the attached garage. The enclosed rear garden is predominantly laid to lawn with well stocked shrubbery borders and mature plants and tree. To the rear of the house there is access to the extensive cellar which offers development potential.

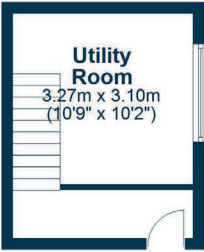




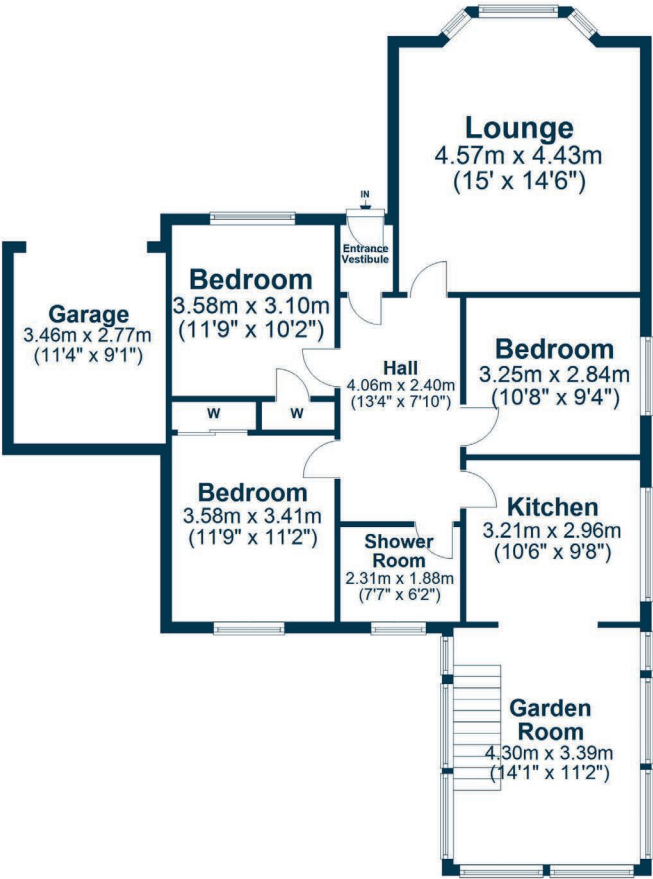




Basement



Ground Floor



10 Marle Park occupies an enviable position adjacent to Rozelle Park. The location is perfect for a range of amenities including local shops, both primary and secondary schooling and there is ease of access to the A77/M77 linking to Glasgow and surrounding districts. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY5260 | Sat Nav: 10 Marle Park, Alloway, KA7 4RN

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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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