



**35 CARCLUIE CRESCENT**  
ALLOWAY

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**This superb three bedroom semi-detached villa, tucked away in a peaceful and highly sought-after pocket of Alloway, has immaculate private gardens backing onto woodland, spacious living areas, and a driveway with a generous garage.**

Set within a tranquil and desirable part of Alloway, this beautifully presented three-bedroom semi-detached villa offers an ideal blend of space and serenity which is perfect for modern family living.

The heart of this lovely home is its generous dual-aspect lounge and open plan dining area, flooded with natural light and ideal for both relaxing and entertaining. The well-appointed kitchen with a suite of integrated appliances provides direct access to the immaculate rear garden with generous patio area and lawn.

Upstairs, you'll find two generous double bedrooms, each offering ample space and comfort, along with a third bedroom which is ideal as a nursery or a home office. The family bathroom is fitted with a three-piece suite and shower over bath.

Outside, the star of the show is the immaculate, fully enclosed rear garden; your own private oasis featuring a spacious lawn, patio area, and woodland backdrop offering privacy. A private driveway and a garage complete the home, providing convenient off-street parking and additional storage.

Further features include gas central heating, double glazing, and a quiet yet well-connected location close to local shops, transport links, and Ayr town centre.

Whether you're upsizing, downsizing, or simply looking for a peaceful place to call home, this property ticks all the boxes in one of Ayr's most sought-after residential pockets.





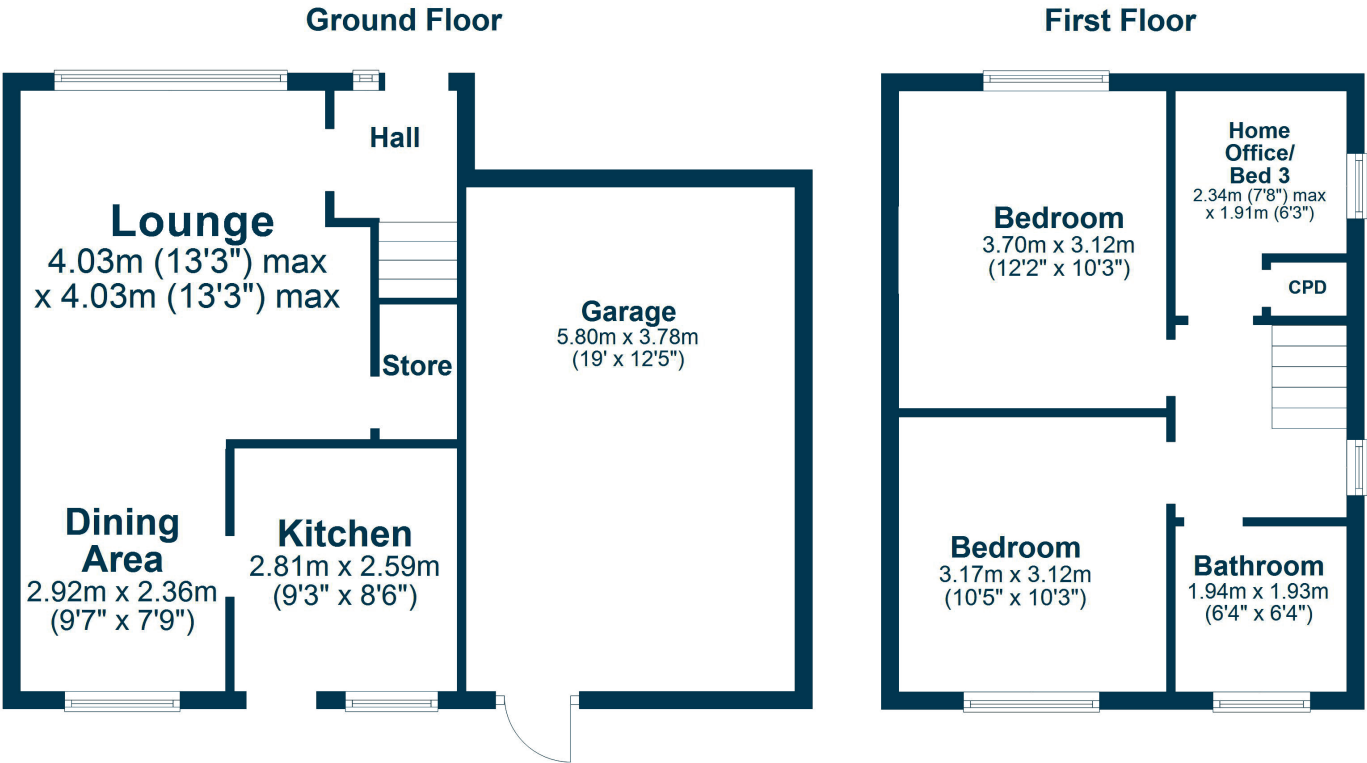












Carcluie Crescent is a first class residential area quietly located within Alloway. A good range of local amenities are within a very short distance on Maybole Road, whilst Ayr town centre is approximately one mile distant. Maybole Road leads directly onto the A77 bypass for swift commuting to Glasgow and surrounding districts.

**AY5265** | Sat Nav: 35 Carcluie Crescent, Alloway, KA7 4SS

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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