



58 THE LOANING ALLOWAY

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A simply stunning three bedroom modern detached bungalow with separate home office/gym set in private south facing gardens and located just a short distance from Rozelle Park and the historic village of Alloway.

This beautifully presented home offers pristine, on the level accommodation combined with a superb specification that would suit a variety of purchasers but particularly those clients seeking maintenance free on the level living.

The subjects have recently been comprehensively refurbished and remodelled throughout and new specification includes new modern fitted kitchen, master bedroom with dressing area with ample storage and en suite, stunning bathroom, quality floor coverings and a stylish, tasteful interior decor.

In more detail, the accommodation comprises reception hall, formal lounge/dining room with wood burner and patio doors to garden, family/tv room, new fully fitted designer kitchen , useful utility, three double bedrooms, new en suite shower room, new bathroom, home office/study, double glazing and gas central heating.

In addition to the main house there is a separate fully self contained double glazed purpose built home office/gym complete with wc/shower facility, which is currently used for home working but could serve a variety of purposes.

The professionally landscaped gardens are without doubt a key feature of the property. There is an enclosed south facing garden rear garden which offers a high degree of privacy and has paved patio and raised flower beds. To the front is a driveway that provided hard standing for multiple vehicles.

















Alloway has a highly regarded primary school, post office and pharmacy, gift shop, beauticians, Poets Corner coffee shop, Belleisle Park and Golf Courses, Rozelle Park with the MacLaurin Art Gallery, Cambusdoon Sports Club and Ayr Rugby Club.

Communications are excellent, with main line rail service to Glasgow and the A/M77 trunk road that provides swift commuting by road. Ayr town centre offers a wide range of retailers together with an excellent choice of restaurants, bars and coffee shops.

AY5358 | Sat Nav: 58 The Loaning, Alloway, KA7 4UW

For the full home report visit 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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YOUR FUTURE



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