



# 1A WELLPARK ALLOWAY

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**2 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**A unique and highly individual semi detached bungalow occupying a quiet residential pocket adjacent to Rozelle Park, just a stones throw from the village of Alloway.**

This utterly charming home has been completely refurbished and remodelled by the present owners to create a truly bespoke and stylish home that offers all on the level accommodation and is set within delightful south facing rear gardens, complete with purpose-built summer house/ home office.

The subjects retain a high-quality specification that perfectly compliments the integrity of the original house with a creative specification, bespoke crittall style double glazed windows and doors along with a blend of modern and traditional features.

The home would ideally suit the professional couple or given the layout would indeed suit those clients downsizing from a larger home.

In more detail, the accommodation comprises reception hall with storage cupboard, delightful open plan lounge/ dining room, modern fitted breakfast kitchen with access to garden, two double bedrooms, both benefiting en suites and French door access to garden, modern bathroom, double glazing and gas fired central heating with combination boiler.

The south facing rear garden has a summer house which currently serves as a home office. To the front is an easily maintained garden with driveway that provides hard standing for two vehicles.

























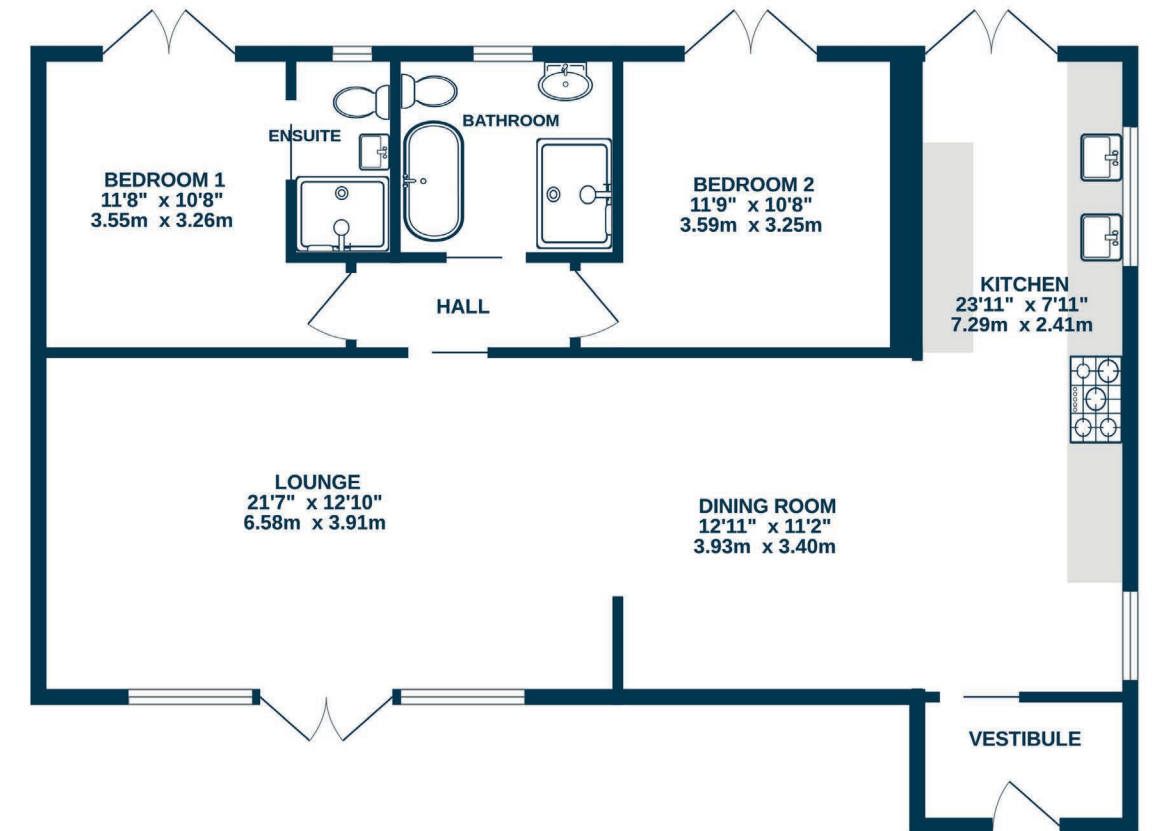








## GROUND FLOOR



The historic village of Alloway is home to the world famous Burns Cottage, birth place of Rabbin Burns. The beautiful village retains an authentic old world charm and has an excellent range of local amenities, including Belleisle and Seafeld Golf Courses. Ayr town centre is just over a mile and retains a comprehensive range of retail shopping, cafes, restaurants, transport and recreational facilities.

**AY5373** | Sat Nav: 1A Wellpark, Alloway, KA7 4QA

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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