



13 MERKLAND ROAD
ALLOWAY

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A beautifully presented all-on-the-level detached bungalow in a sought-after Alloway address, complete with driveway, garage and private enclosed gardens. Inside, the immaculate kitchen is semi open plan to the spacious lounge and dining area, while the stylish shower room features a modern three-piece suite with walk-in shower. With three well-proportioned bedrooms and a prime position close to local amenities, this is a home that's ready to move straight into.

13 Merkland Road, Alloway, presents a rare opportunity to secure a stunning all-on-the-level detached bungalow in one of Ayr's most desirable addresses. From the moment you arrive, the home impresses with its private driveway, garage and beautifully enclosed rear gardens, offering a high degree of privacy.

Step inside and you'll find a home designed for modern living. The immaculate kitchen, complete with integrated appliances, is semi open-plan to the dining area and lounge, creating a stylish, sociable space that's perfect for both everyday family life and entertaining guests. The bright and versatile layout continues with three generously proportioned bedrooms, while the contemporary shower room has been finished to a superb standard, featuring a sleek walk-in shower and quality fittings.

This is a property that offers not only immediate comfort but also long-term appeal, with a layout that works equally well for young families, professionals or downsizers seeking convenience without compromise. With immaculate interiors, flexible space and outstanding outdoor areas, this is a home that truly has it all.









13 Merkland Road is perfectly placed to enjoy the very best of Ayrshire living. Just a drive takes you to the expansive Rozelle and Belleisle Parks, both offering woodland walks, formal gardens and two highly regarded golf courses right on your doorstep.

Everyday amenities are easily reached, with local shops and cafes nearby, while larger supermarkets and retail outlets can be found just a few minutes' drive away in Ayr town centre. The area is also well-served by an excellent choice of restaurants and coffee houses, ensuring a vibrant lifestyle is always close at hand.

For commuters, Ayr train station provides direct services to Glasgow in under an hour, while the A77 and A70 road networks offer swift access north to Glasgow and beyond.

AY5379 | Sat Nav: 13 Merkland Road, Alloway, KA7 4UQ

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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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