



62 CARCLUIE CRESCENT
ALLOWAY

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4 | BEDROOMS
2 | BATHROOMS
4 | PUBLIC ROOMS

A stunning modern detached villa ideally suited to the family market providing extensive accommodation with landscaped gardens, integral garage and driveway parking within the Alloway Primary School catchment.

Number 62 is a unique and immediately appealing detached villa perfectly suited to the family market within an ever popular residential area close to a wide range of amenities. The property has been comprehensively upgraded and modernised by the current owner resulting in a truly exceptional home with a stylish, flexible layout including a superb 41' conservatory overlooking the rear garden.

Features and benefits of the property include a modern fitted kitchen, luxury sanitary ware, gas central heating, generous fitted wardrobe and cupboard space, double glazing and neutral decoration.

In summary the accommodation extends to, on the ground floor, an entrance vestibule, broad and welcoming reception hallway, lounge room with feature fireplace, dining room, sitting room/bedroom 5 with secondary stair to the first floor, modern fitted kitchen and conservatory with two piece wc off which in turn provides access to the integral garage. Upstairs there are four double bedrooms and a three piece bathroom. Two of the bedrooms benefit from a Jack 'n' Jill En-suite shower room. Completing the first floor accommodation is a three piece family bathroom.

Externally the generous gardens have been landscaped with the front garden predominantly laid to decorative paving with well stocked shrubbery borders and driveway to the side culminating in the integral garage. The fully enclosed rear garden provides an unusually high level of privacy and is laid to low maintenance with decorative paving, raised borders, seasonal plants and shrubs and several fruit trees including three apple trees, a pear tree and a cherry tree. Included in the sale will be the summerhouse.





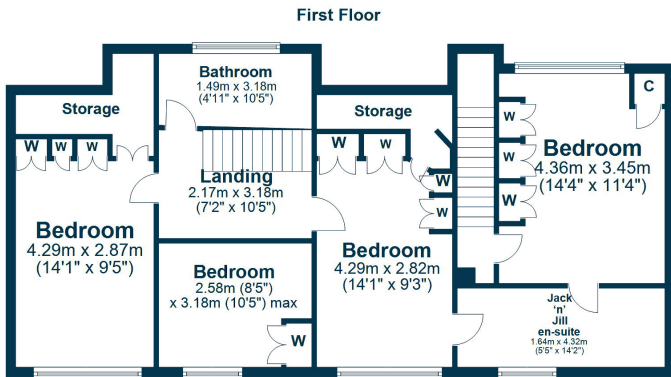
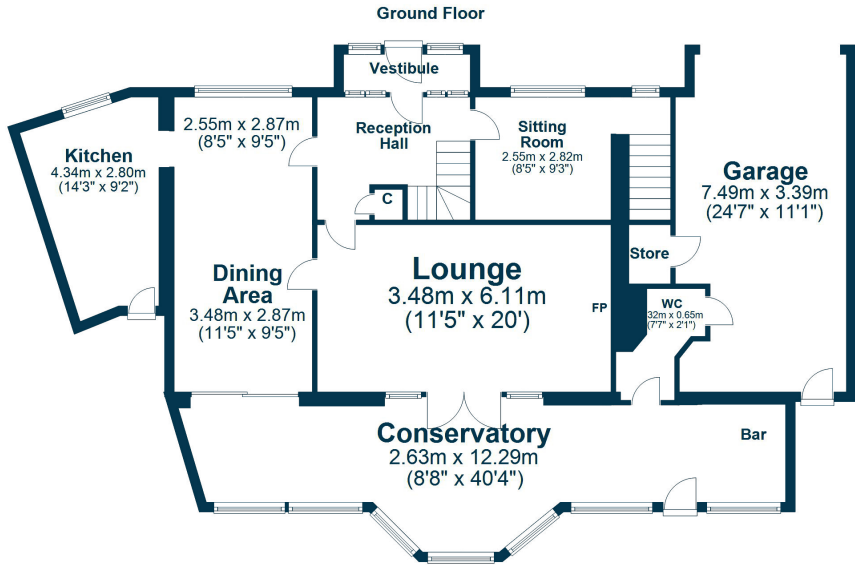












Carluie Crescent is a very sought after residential locale close to a wide range of amenities including both primary and secondary schooling, various shops and the bypass linking to Glasgow and surrounding districts. In addition Ayr town centre is around 3 miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping transport and recreational facilities. For the commuter there is ease of access to the A77/M77 linking to Glasgow and surrounding areas.

AY5388 | Sat Nav: 62 Carluie Crescent, Alloway, KA7 4SZ

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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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