



**3 PATTLE PLACE**  
ALLOWAY

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**4 | BEDROOMS**

**2 | BATHROOMS**

**4 | PUBLIC ROOMS**

**A very well presented and rarely available modern detached bungalow which enjoys generous gardens within a first class residential locale close to the centre of Alloway village.**

Number 3 is a modern detached bungalow built by Cala Homes to an exacting standard and providing deceptively spacious accommodation extending to 8 principal apartments particularly suited to clients seeking all on the level living without compromising on space. Built in 1995 the property is offered to the open market for the first time having been lovingly cared for and maintained by the one and only owners.

Features and benefits include a fitted kitchen, double glazing, gas central heating with a 'Worcester' boiler housed in the garage, fitted wardrobes in all four bedrooms, lounge with vaulted ceiling and feature fireplace, loft storage space accessed via a hatch in the hall and neutral decoration.

In summary the accommodation extends to a vestibule, broad and welcoming reception hallway with two piece wc off, inner hallway, rear facing lounge, fitted kitchen with integrated appliances and useful utility room off (access to the double garage), dining room with sliding doors to the rear garden, sitting room, breakfast room, four bedrooms (master with three piece en-suite shower room) and three piece bathroom.

Externally the property occupies a corner plot with gardens to the front and rear. The front garden is laid to lawn with decorative borders and block paved driveway culminating in the integral double garage (automatic up and over door). The fully enclosed rear garden is predominantly lawned with several patio areas, shrubbery borders, mature plants and trees and summerhouse.





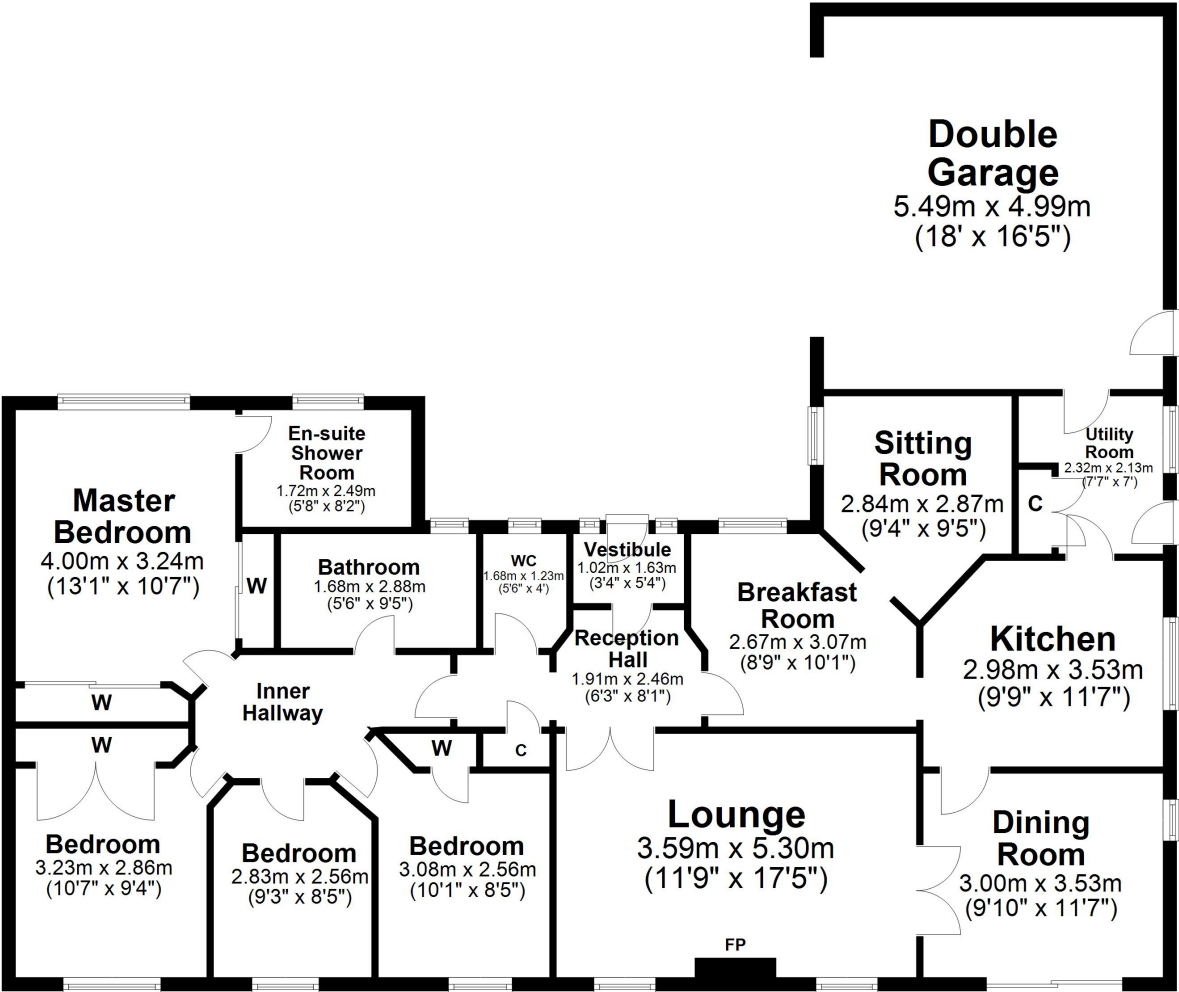












The historic village of Alloway provides a wide range of local amenities including the highly regarded Alloway Primary School, popular post office and grocery store, Poets Corner cafe, gift shop and beauticians as well as excellent sporting facilities at Cambusdoon Sports Club and Ayr Rugby Club. There is a regular bus service to Ayr town centre, around three miles distant, which provides a comprehensive range of retail shopping, transport links including main line rail service to Glasgow, restaurants and recreational facilities including ayr seafront and Belleisle and Seafield Golf Courses. The A77/M77 road network provides swift commuting to Glasgow City Centre and Central Scotland.

**AY5406** | Sat Nav: 3 Pattle Place, Alloway, KA7 4PS

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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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