



Alloway,

11 Rozelle Terrace, Alloway, Ayr, South Ayrshire, KA7 4TN





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Stonefield Estate Agents are delighted to introduce 11 Rozelle Terrace - A deceptively spacious and immaculately presented two bedroom ground floor cottage flat with private parking, detached garage and private south west facing gardens nestled within a tranquil location in the popular Alloway district of Ayr. Offering a stylish single level living arrangement and presented to the market in perfect move in condition, early viewing is fundamental to fully appreciate this desirable home and its prime setting.

In summary, the subjects comprise; entrance hall with useful storage cupboards, bright and spacious lounge diner, beautiful modern fitted kitchen with ample base and wall units and appliances, two well proportioned double bedrooms (one with free standing wardrobes which will be included as part of the sale) plus a modern fully tiled shower room. Ensuring comfort all year round, the property is equipped with gas central heating, double glazing and high quality floor coverings throughout.

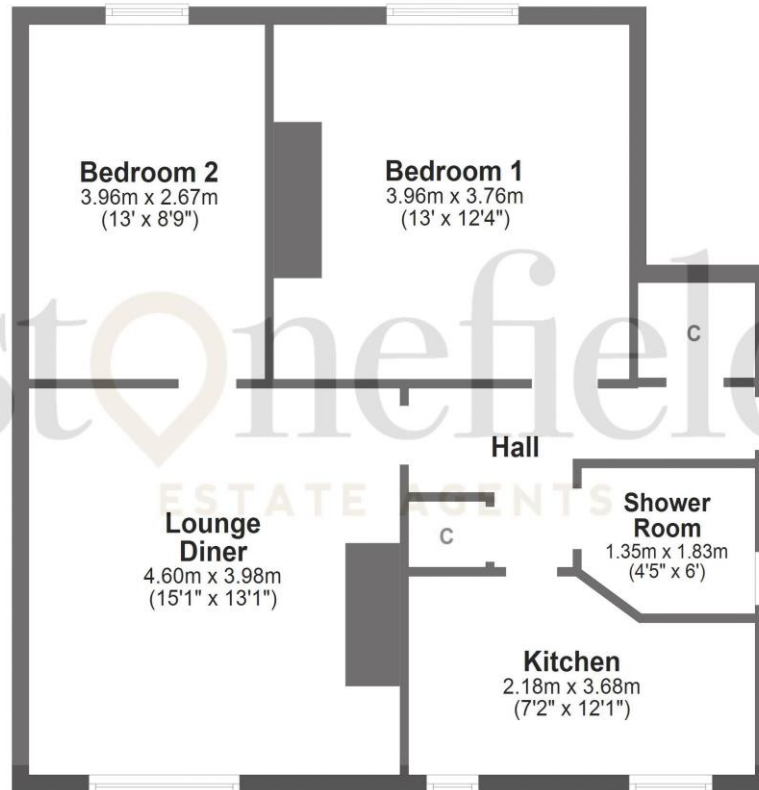
Externally the property has low maintenance gardens to the front which are laid to lawn and a large communal garden to the rear. Further enhancing this superb home is the extensive private side garden which is a tranquil oasis for outdoor relaxation. This wonderful space enjoys a sunny south westerly orientation and comprises a large area of lawn with mature shrubbery border plus an inviting patio which is perfect for outdoor entertaining, summer BBQ's and alfresco dining.

Additionally, there is a detached single garage with up and over door with additional off street parking space to the side. All local amenities are nearby including the historic village of Alloway and the renowned Alloway Primary School, local shops, primary and secondary schooling, Rozelle and Belleisle Park, Ayr seafront and excellent transportation links.

Demand for properties within this sought after location remains extremely buoyant therefore early viewing is highly recommended.



Floor Plan



Plan and measurements are approximate only.
Plan produced using PlanUp.



Dimensions

Lounge Diner; 15'1 x 13'1 Kitchen; 7'2 x 12'1 Bedroom 1; 13'0 x 12'4 Bedroom 2; 13'0 x 8'9 Shower Room; 4'5 x 6'0



Travel Directions

Sat Nav - KA7 4TN

We believe the enclosed information and details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Photographs are for general information, measurements and distances are approximate and floorplans may not be to scale.

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