



12 ABBOTS WAY

DOONFOOT

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c o r u m



4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A rarely available and well-proportioned detached chalet bungalow occupying generous westerly facing gardens within a first class residential locale close to the seafront and Doonfoot Primary School.

Number 12 is a deceptively spacious detached chalet bungalow with well proportioned and flexible accommodation suited to both the family market and those clients looking for predominately all on the level accommodation without compromising on space. The layout allows for up to five bedrooms including two on the ground floor. There is scope to extend into and/or above the garage (subject to any appropriate consents) if required.

The property is offered to the market for the first time in nearly 50 years and during that time has been lovingly cared for and maintained by the long term owners with features and benefits including a modern fitted kitchen, quality three piece shower room on the ground floor, double glazing, gas central heating with an 'Ideal' boiler (housed in the kitchen) and neutral decoration.

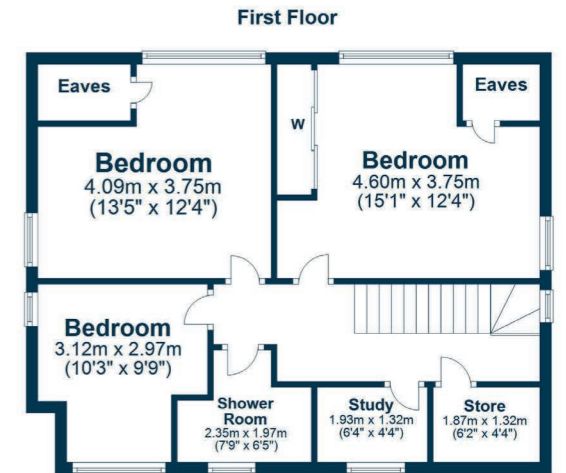
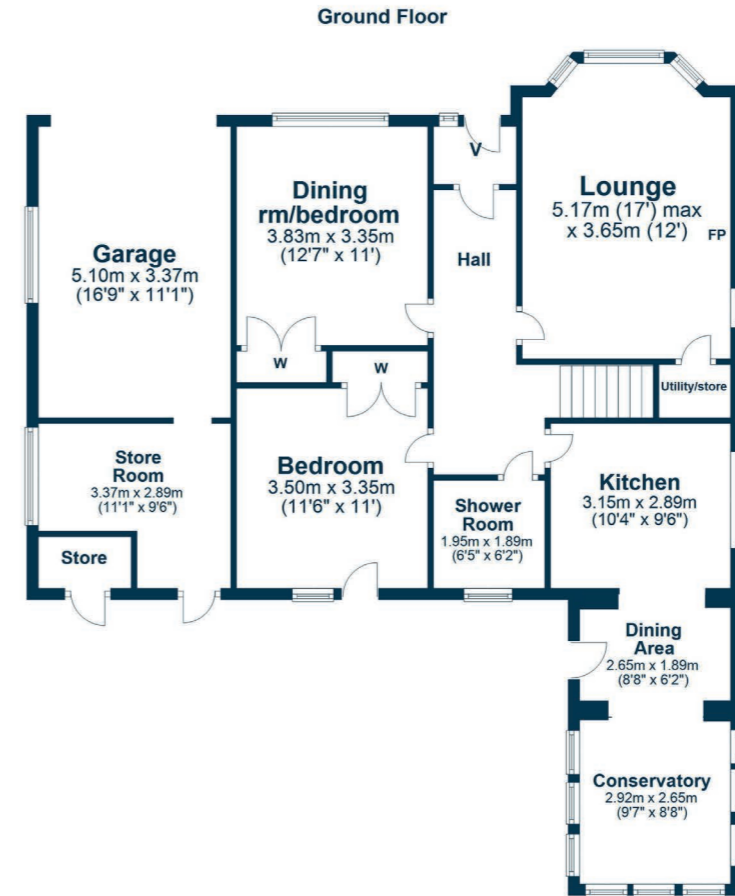
In summary the accommodation extends to, on the ground floor, a vestibule, reception hallway, bay windowed lounge room with feature fireplace, dining room/bedroom, double bedroom with door to the rear garden, fitted kitchen, dining area, conservatory and a three piece shower room. Upstairs there are three further double bedrooms, a study and second three piece shower room. The loft space is accessed via a 'Ramsay' ladder and offers further storage space.

Externally the property is set back from the road in generous gardens. The front garden is laid to lawn with surrounding shrubbery borders with a chipped and slabbed driveway providing space for several vehicles. To the side is an attached garage with store room and courtesy door to the rear. The fully enclosed westerly facing rear garden is predominantly lawned with block paved patio area and well stocked shrubbery borders.









Abbots Way is widely regarded as one of South Ayrshire's very best residential addresses being within close proximity to the sea-front, Belleisle country park and Alloway village, birthplace of Robert Burns, Scotland's national bard. In addition there are local amenities including shops and an excellent primary school around 500 yards distant. Ayr town centre is 2.5 miles distant and provides a more comprehensive range of amenities and main-line rail link to Glasgow.

AY4754 | Sat Nav: 12 Abbots Way, Doonfoot, KA7 4EY

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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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