



**22 RIGWOODIE PLACE**  
ALLOWAY

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

**An outstanding five bedroom modern detached villa enjoying a quiet cul de sac position located within the highly regarded Alloway Primary School catchment.**

This stunning family home enjoys a fabulous position within this quiet child safe cul de sac. It sits within professionally landscaped gardens within a sheltered plot. It has a south westerly rear garden.

Internally, the property is presented to the market in first class condition. The property was constructed by Cala Homes and has been successfully reconfigured to create a delightful family home that retains a superb specification. The present owners have added solar panels to provide significantly discounted energy bills.

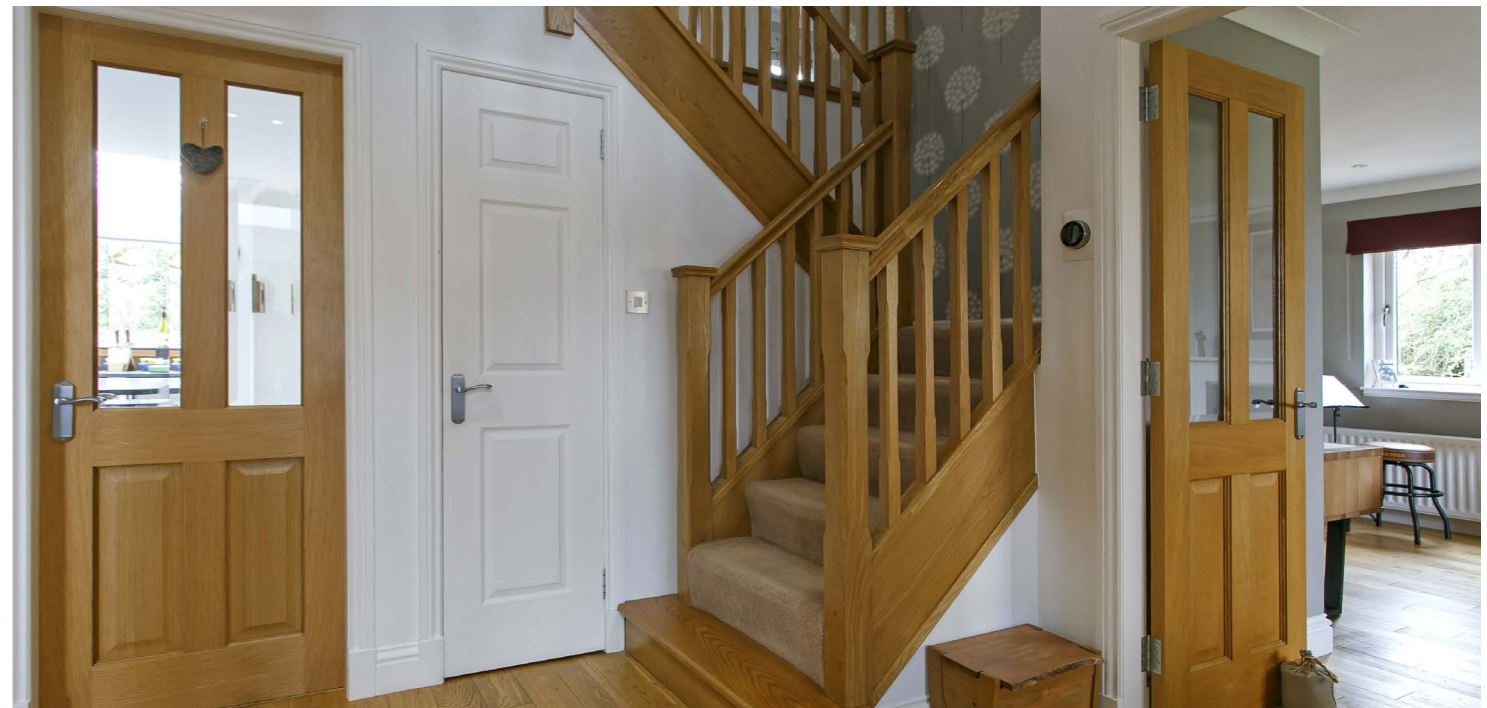
In more detail, the accommodation comprises of a broad reception hall with under stair storage cupboard, formal lounge with feature fireplace, family/tv room, open plan fully fitted designer kitchen/dining/ living room, large utility.

Upstairs a galleried upper landing with storage cupboard provides access to five bedrooms, two with en suite facilities. The principal bedroom has its own en suite shower room and there is a separate family bathroom. The property is double glazed and has gas fired central heating. Outside the house is surrounded by professionally landscaped gardens. There is extensive lawn, decorative borders and monobloc driveway which provides private parking for multiple vehicles and access to a separate double garage.

The rear garden is enclosed with wooden ranch style fence and has a manicured lawn, grassed area, paved patio, mature shrubbery borders and a summerhouse.





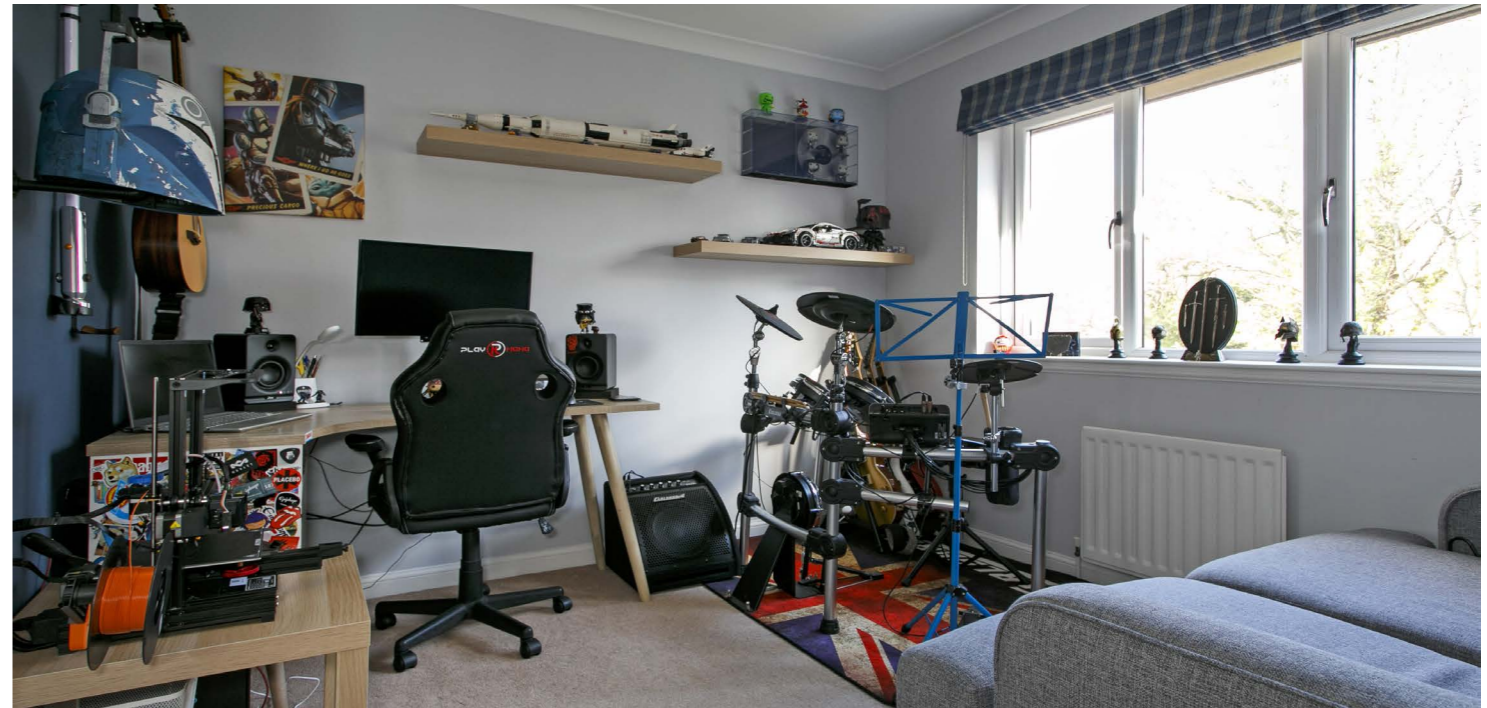


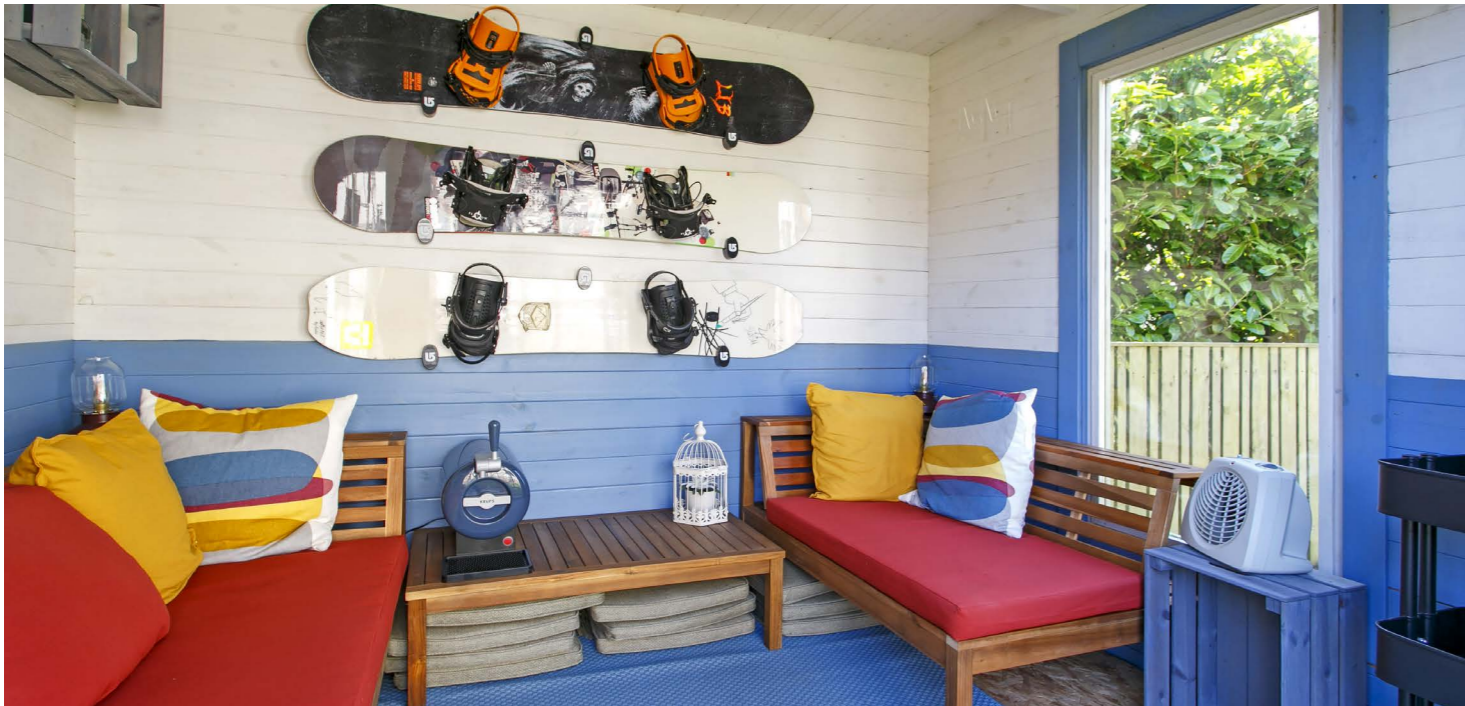
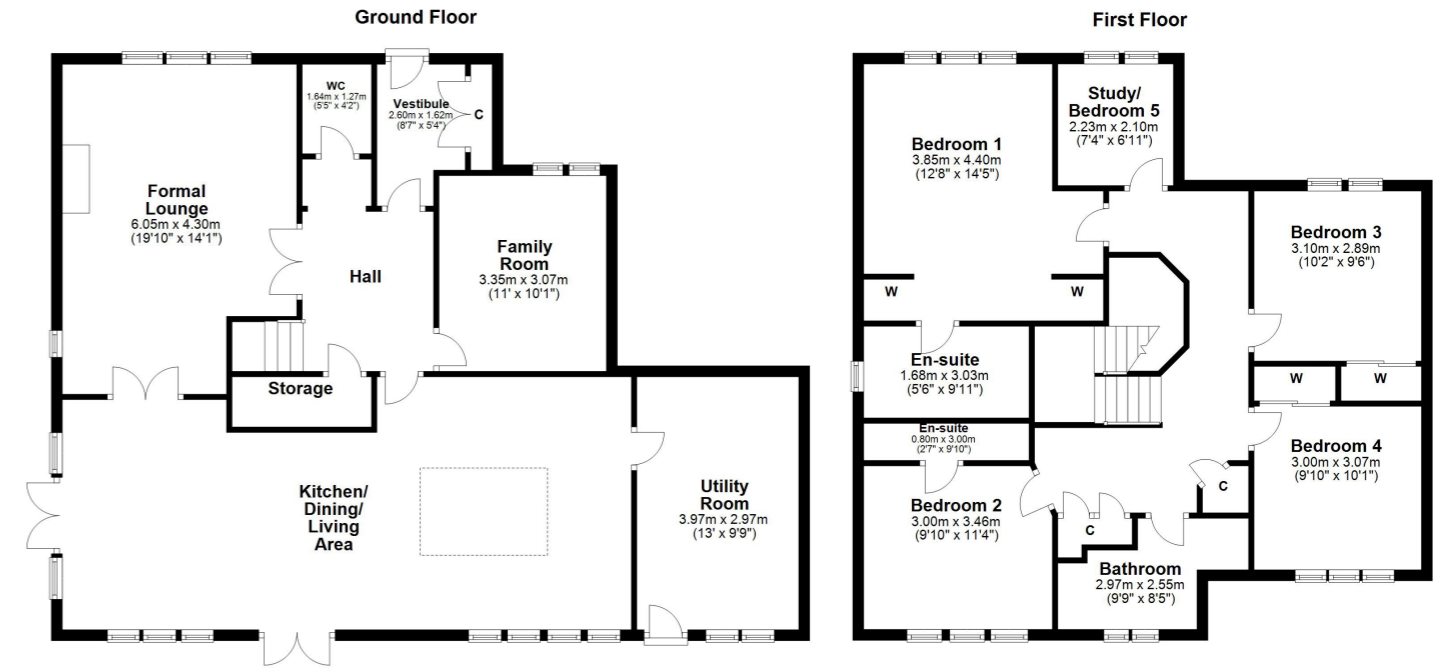












The historic village of Alloway has a wide range of local amenities including the highly regarded Alloway Primary School, popular post office and grocery store, Poets corner cafe, gift shop and beauticians as well as excellent sporting facilities at Cambusdoon Sports Club and Ayr Rugby Club.

There is a regular bus service to Ayr town centre which has 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 Seafeld Golf Courses. The A77/M77 road network provides swift commuting to Glasgow City Centre and Central Scotland.

**AY4456** | Sat Nav: 22 Rigwoodie Place, Alloway, KA7 4PR

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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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Corum Ayr  
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)