



18 LAUGHLANGLEN ROAD
ALLOWAY

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A charming 'Govan' built semi-detached bungalow offering spacious, flexible accommodation and set in generous gardens with driveway parking and 26' garage close to Rozelle Park.

Number 18 is a traditionally built semi-detached bungalow offered to the market for the first time in nearly 50 years. The property has been lovingly cared for and well maintained by the long standing owner and enjoys an elevated position centrally positioned within mature gardens. Although requiring a degree of modernisation this represents a rare opportunity to acquire a deceptively spacious home within a highly sought after residential locale.

Features and benefits include a fitted kitchen with space for table and chairs, three piece bathroom, gas central heating with a 'Potterton' boiler, double glazing and neutral decoration. The loft space is accessed via a permanent stair in the reception hallway and has been converted to two floored and lined rooms with ample storage space.

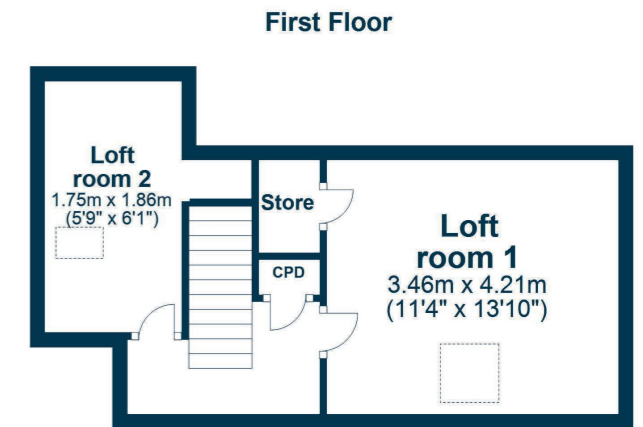
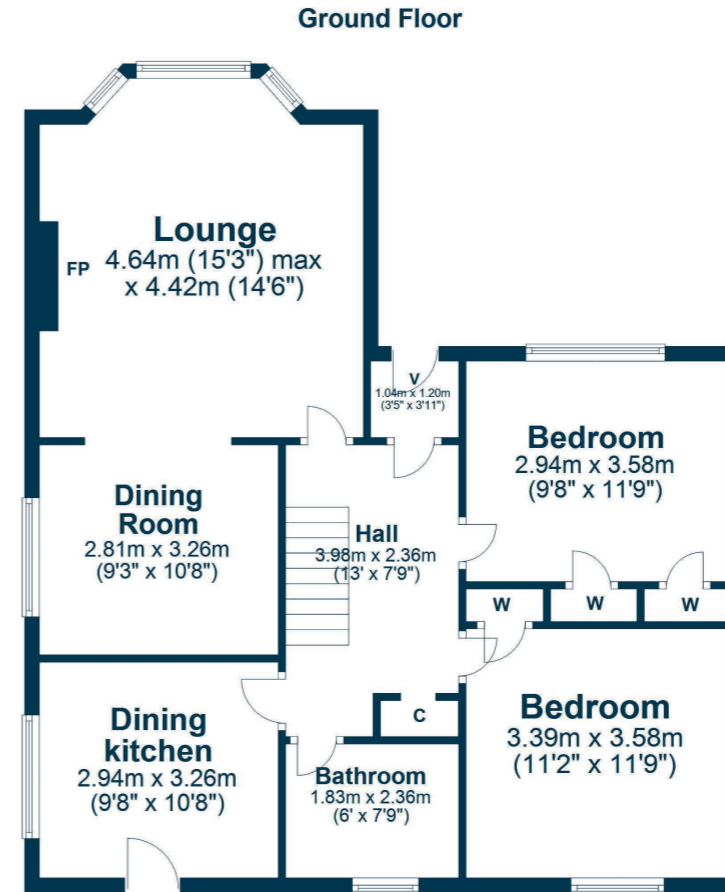
In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway, front facing bay windowed lounge room with feature fireplace and semi open plan to the dining room, fitted kitchen, two double bedrooms and three piece bathroom. Upstairs there is a landing and two loft rooms.

Externally the front garden is laid to lawn with shrubbery borders and driveway parking to the side culminating in the detached garage with courtesy door to the side. The rear garden has areas of lawn, well stocked shrubbery borders, mature plants and trees and crazy paved patio area. Included in the sale will be the greenhouse.









Laughlanglen Road is a desirable residential address within close proximity to a range of local amenities including various shops, schooling (Alloway primary catchment) and the bypass linking to Kilmarnock, Glasgow and surrounding districts. Ayr town centre is around two miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY4887 | Sat Nav: 18 Laughlanglen Road, Alloway, KA7 4RW

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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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