



**4 BURNES AVENUE**  
ALLOWAY

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A rarely available semi-detached bungalow providing deceptively spacious accommodation and generous, south facing gardens perfectly positioned within Alloway village.**

Number 4 represents an excellent opportunity to acquire a well proportioned semi-detached bungalow close to the centre of Alloway village. The property enjoys an unusually private position adjacent to Rozelle Park and provides flexible, all on the level accommodation suited to a variety of potential purchasers and particularly those clients seeking all on the level living.

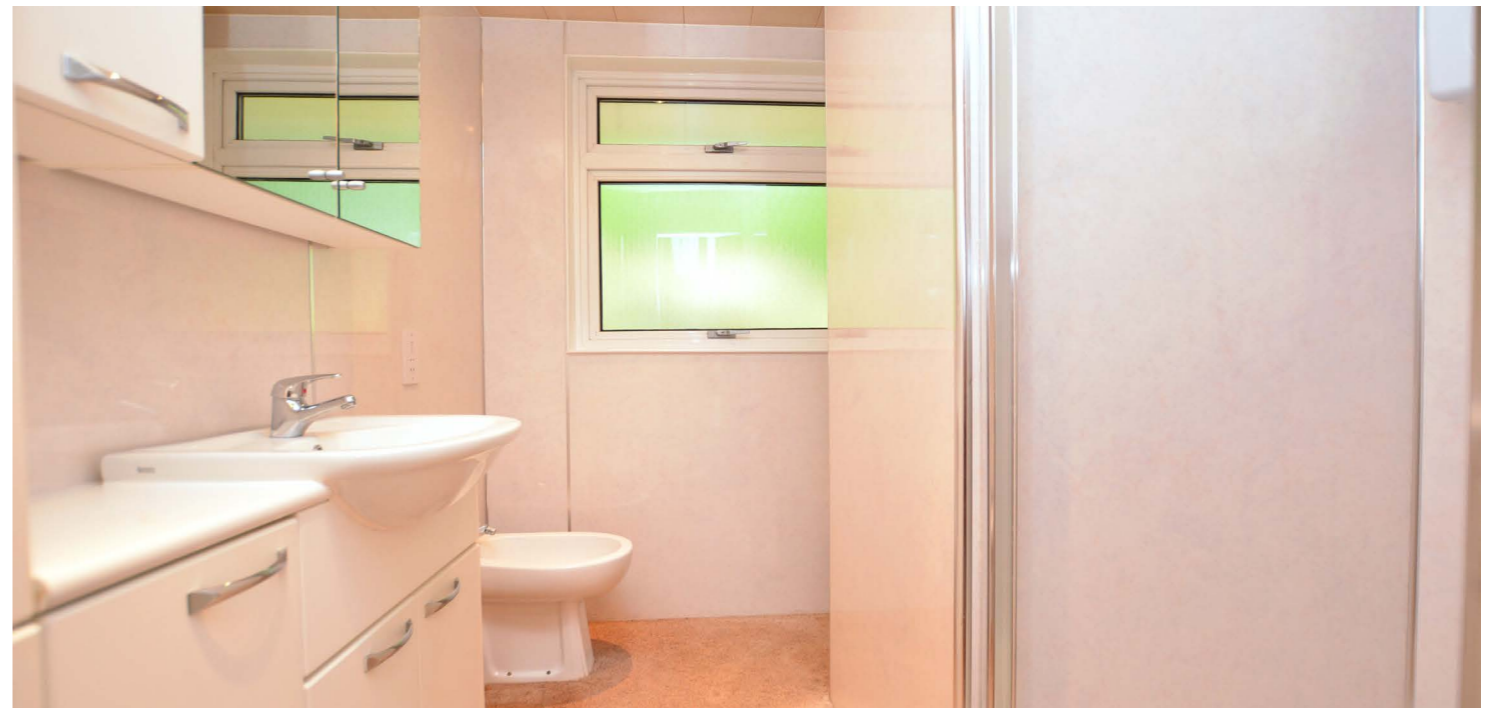
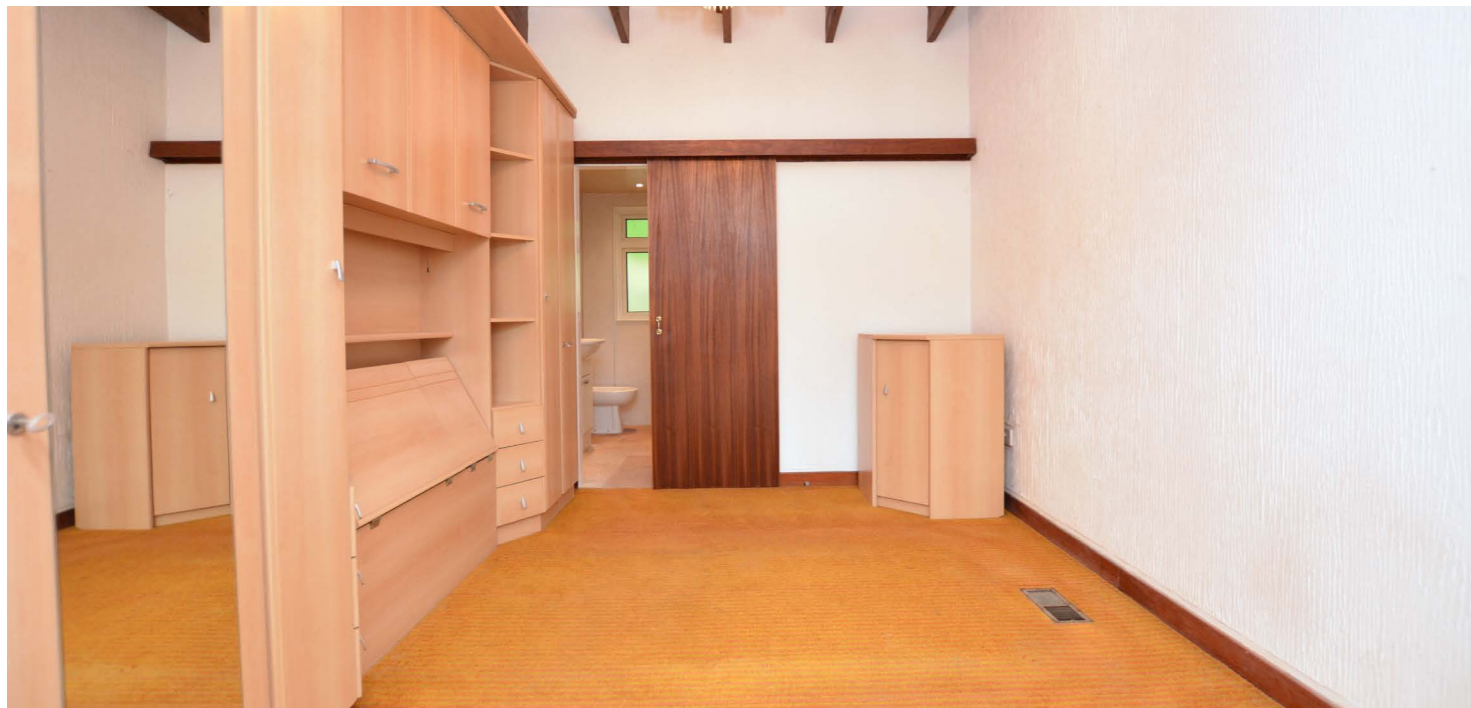
Although requiring a degree of modernisation features and benefits include generous room proportions, a fitted kitchen, gas central heating with a 'Worcester' boiler, beamed ceilings, double glazing neutral decoration and extensive fitted wardrobes/cupboard space.

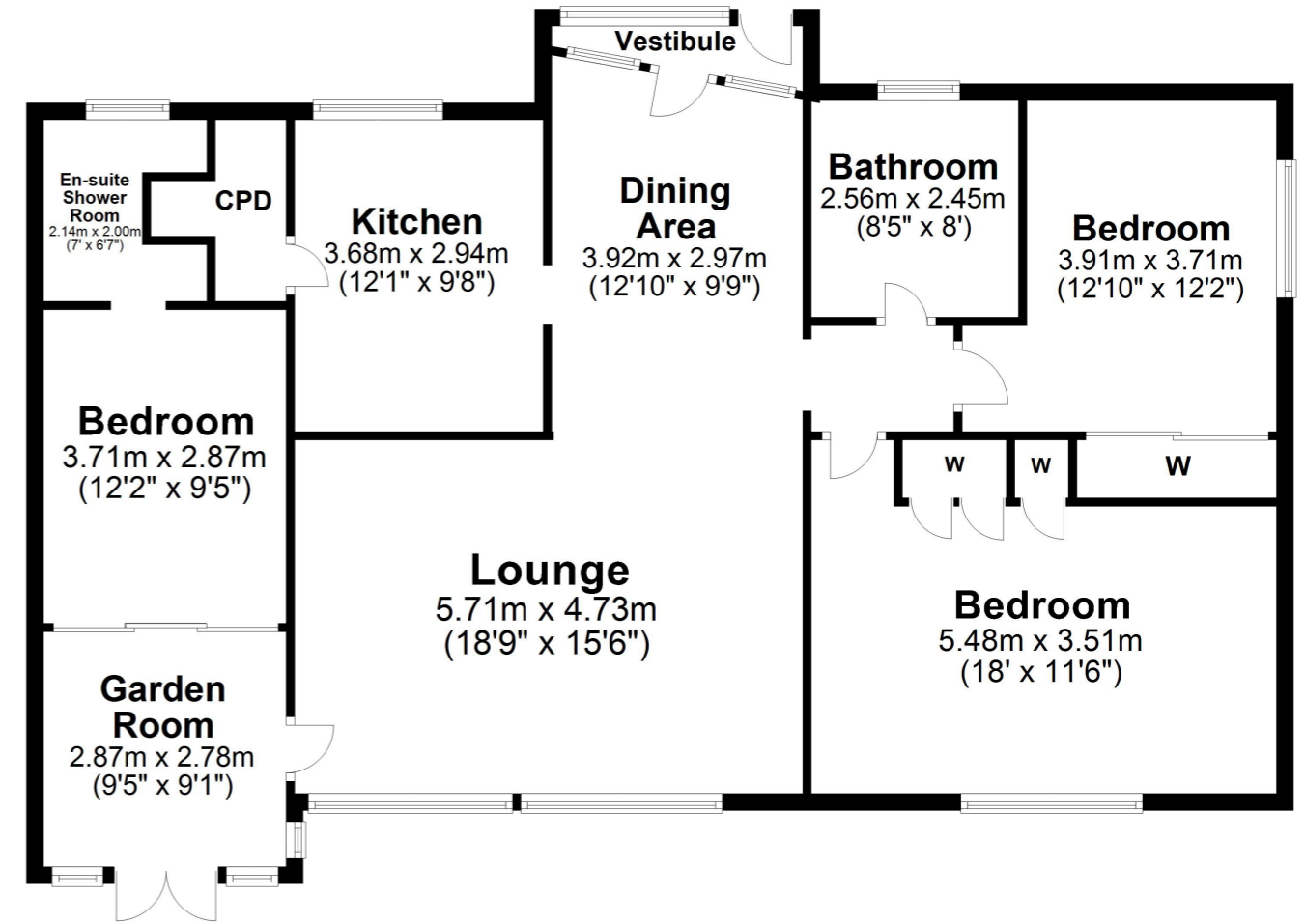
In summary the accommodation extends to, a vestibule, L-shaped open plan lounge/dining room, garden room, fitted kitchen, inner hall, three bedrooms (one with en-suite shower room) and a three piece bathroom.

Externally the gardens are a credit to the current owner with a range of mature plants, trees and seasonal shrubs. To the side there is a gated driveway culminating in the detached garage (the front door has been removed but could be re-instated if required). The south facing rear garden is fully enclosed and mainly laid to lawn with surrounding shrubbery borders and patio area.









Number 4 Wellpark enjoys a wonderful position around 100 yards from Burns Cottage and adjacent to Rozelle Estate. The historic village of Alloway provides a number of amenities including a grocery store, pharmacy, tea room and excellent primary school. There are a number of recreational facilities close by including golf courses, rugby club and cricket club. Ayr town centre is around three miles distant and provides comprehensive range of amenities including a mainline rail link to Glasgow.

**AY4895** | Sat Nav: 4 Burness Avenue, Alloway, KA7 4QB

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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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