



3 SHANTER WYND
ALLOWAY

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4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

An exceptional four bedroom modern detached villa set within the highly regarded Shanter Wynd development in Alloway.

This superb Cala built family home is one of only 25 exclusive family homes situated on the site of the old Cambusdoon cricket ground. The subjects have been meticulously maintained by the present owners home and are presented to the market in immaculate condition.

The property boasts an impressive and spacious seven apartment layout across two levels with the potential to extend further subject to local planning consents. Internally the property benefits from an abundance of natural light and retains a first class specification throughout combined with a calm neutral decor.

In more detail the accommodation comprises entrance vestibule, broad reception hall, cloaks/wc, home office/study, formal lounge with feature fireplace, separate dining room, modern fitted kitchen/breakfast room open plan to family room with French doors, useful utility with access to a double integral garage.

Upstairs a sizeable landing with two storage cupboards provides access to four double bedrooms. The principle bedroom and guest bedroom both have new en suite shower rooms. There are two further double bedrooms plus a family bathroom, UVPC double glazing, gas central heating.

Outside the garden areas have been professionally landscaped There is a monobloc drive and parking area to the front which provides access to a double integral garage with remote control doors.

The enclosed rear garden offers a high degree of privacy, medium size lawn, shrubbery borders, paved patio and pathways, garden shed. There is an alarm and exterior camera security system.

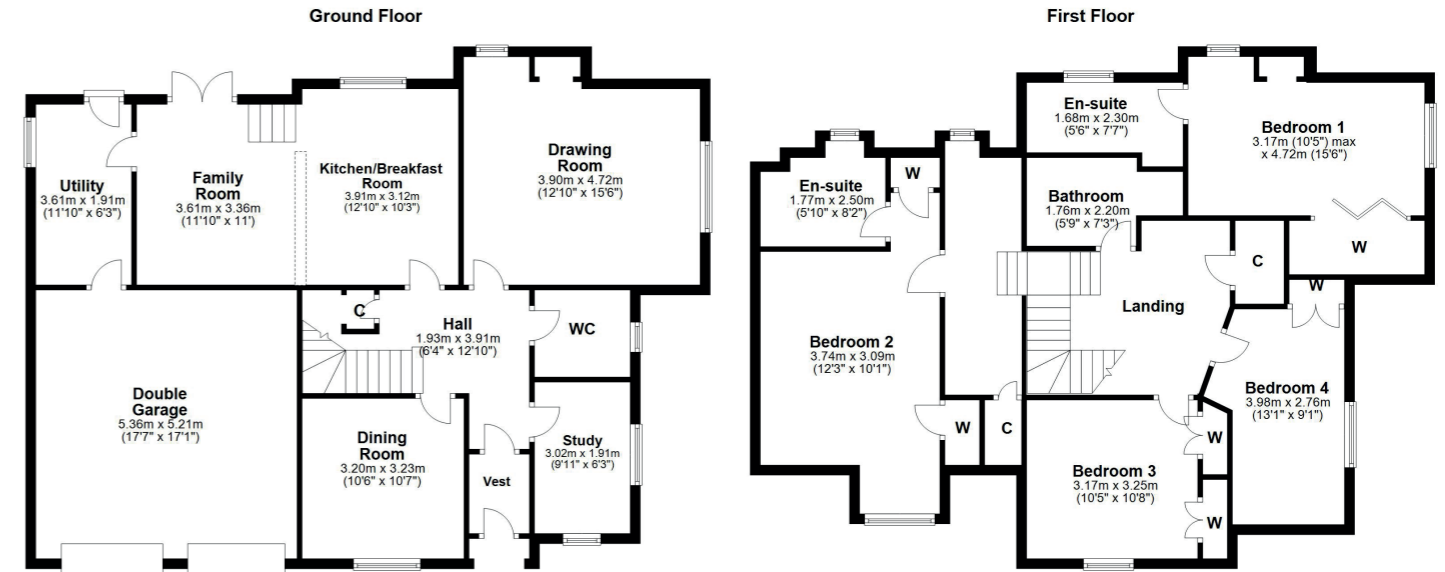












Shanter Wynd is a highly regarded development of executive detached homes constructed by Cala Homes located near the historic village of Alloway which has a wide range of local amenities including the popular Robert Burns Birthplace Museum.

There is an excellent primary school, sports facilities at Cambusdoon Sports Club and Ayr Rugby Club, grocery store and post office, Poets corner cafe, chemist, gift shop and a beautician. There is a regular bus service to Ayr town centre which offers a comprehensive range of supermarket and retail shopping, transport and recreational amenities.

AY4953 | Sat Nav: 3 Shanter Wynd, Alloway, KA7 4RS

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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