



18 ABBOTS WAY

DOONFOOT

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c o r u m



4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A rarely available and well proportioned detached chalet bungalow occupying good sized, westerly facing gardens within a highly sought after residential locale close to the seafront and Doonfoot Primary School.

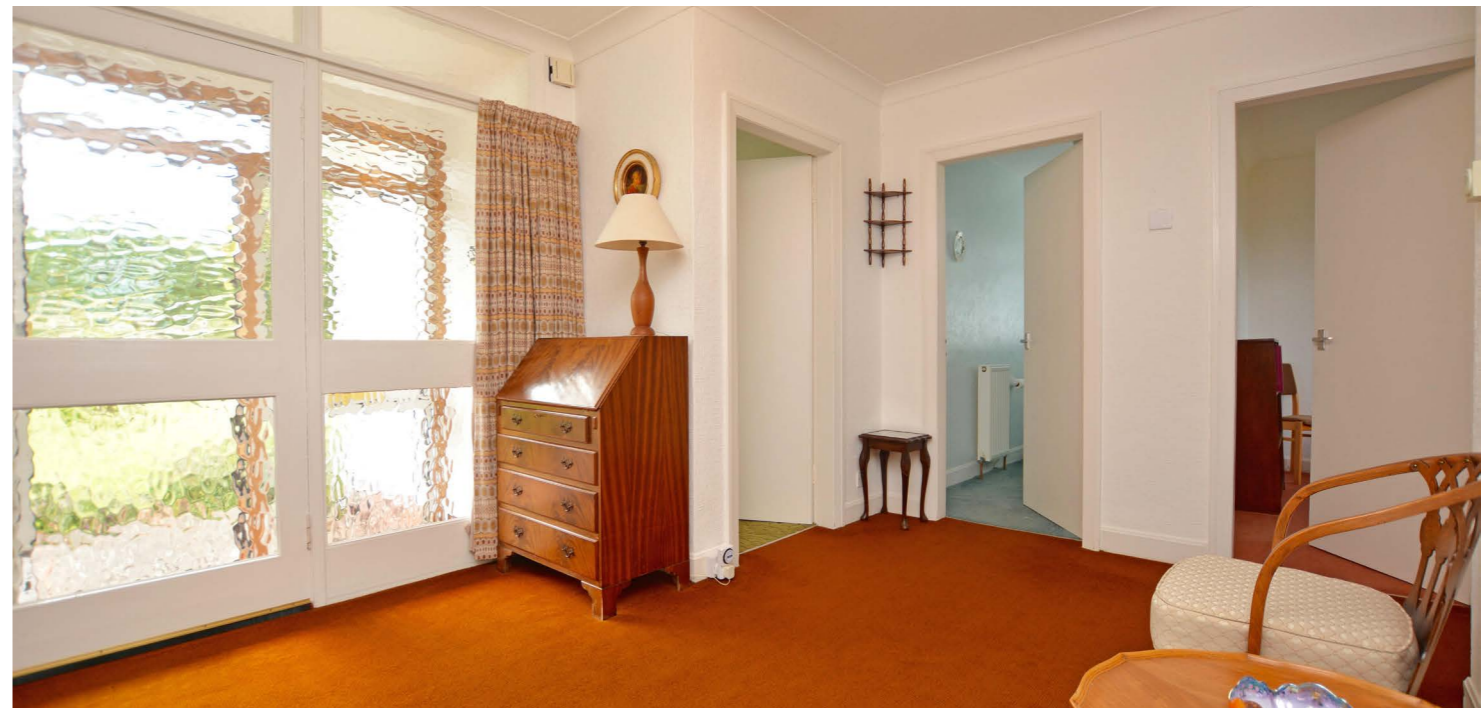
Number 18 is a detached chalet bungalow offered to the market for the first time in almost 45 years during which time the property has been lovingly cared for and maintained by the long term owners.

The property provides well proportioned and flexible accommodation suited to both the family market and those clients looking for predominately all on the level living without compromising on space. The layout allows for up to four bedrooms including two on the ground floor and if required there is scope to extend into the rear garden and/or the garage (subject to any appropriate consents).

Features and benefits include a fitted kitchen, three piece shower room on the ground floor and four piece bathroom on the first floor, generous room proportions, extensive fitted wardrobes and cupboard space, double glazing, gas central heating with a 'Potterton' boiler (housed in one of the upstairs cupboards) and neutral decoration.

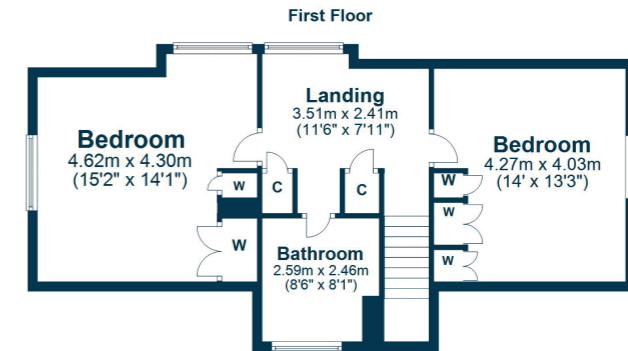
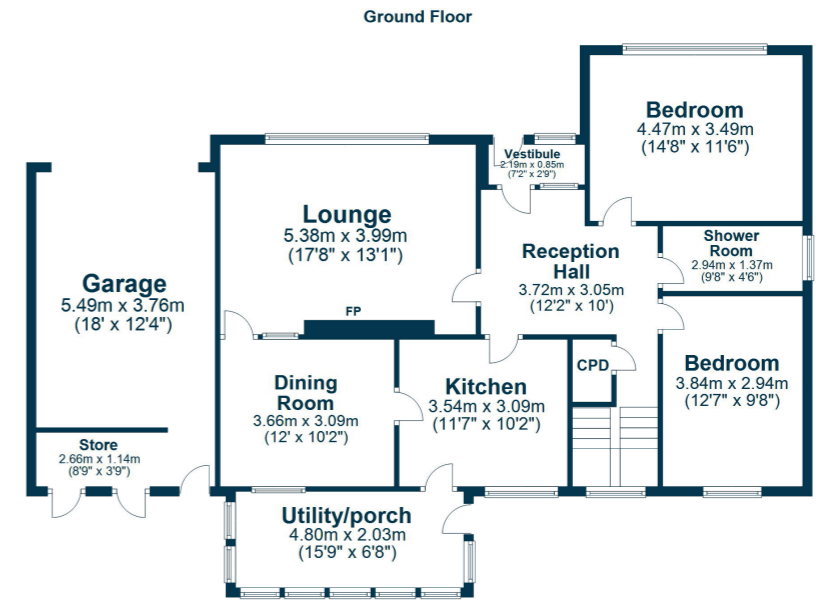
In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway, front facing lounge room with feature fireplace, dining room, two double bedrooms, fitted kitchen, utility/porch and three piece shower room. Upstairs there is a spacious landing, two further double bedrooms and a four piece bathroom.

Externally the property is set back from the road in generous gardens. The front garden is laid to lawn with surrounding shrubbery borders with two chipped and slabbed driveways providing space for several vehicles. To the side is an attached garage with storage area and courtesy door to the rear. The fully enclosed westerly facing rear garden is also predominantly lawned with patio areas, mature plants and trees, well stocked shrubbery borders and greenhouse.









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.

AY5044 | Sat Nav: 18 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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