



14 PEMBERTON VALLEY
ALLOWAY

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

An immaculate modern detached villa with a stylish layout and lovely position with a south facing rear garden close to Rozelle Park and within the Alloway Primary catchment.

Number 14 is a modern detached villa suited to a variety of potential purchasers which enjoys a lovely level plot within a highly popular residential location. The property has been comprehensively upgraded and modernised by the current owners and is presented in true walk-in condition with a stylish, flexible layout arranged over two levels.

Features and benefits include a modern fitted kitchen, quality sanitary ware, gas central heating with a 'Baxi' boiler, quality floor coverings, generous wardrobe/cupboard space, double glazing and neutral decoration.

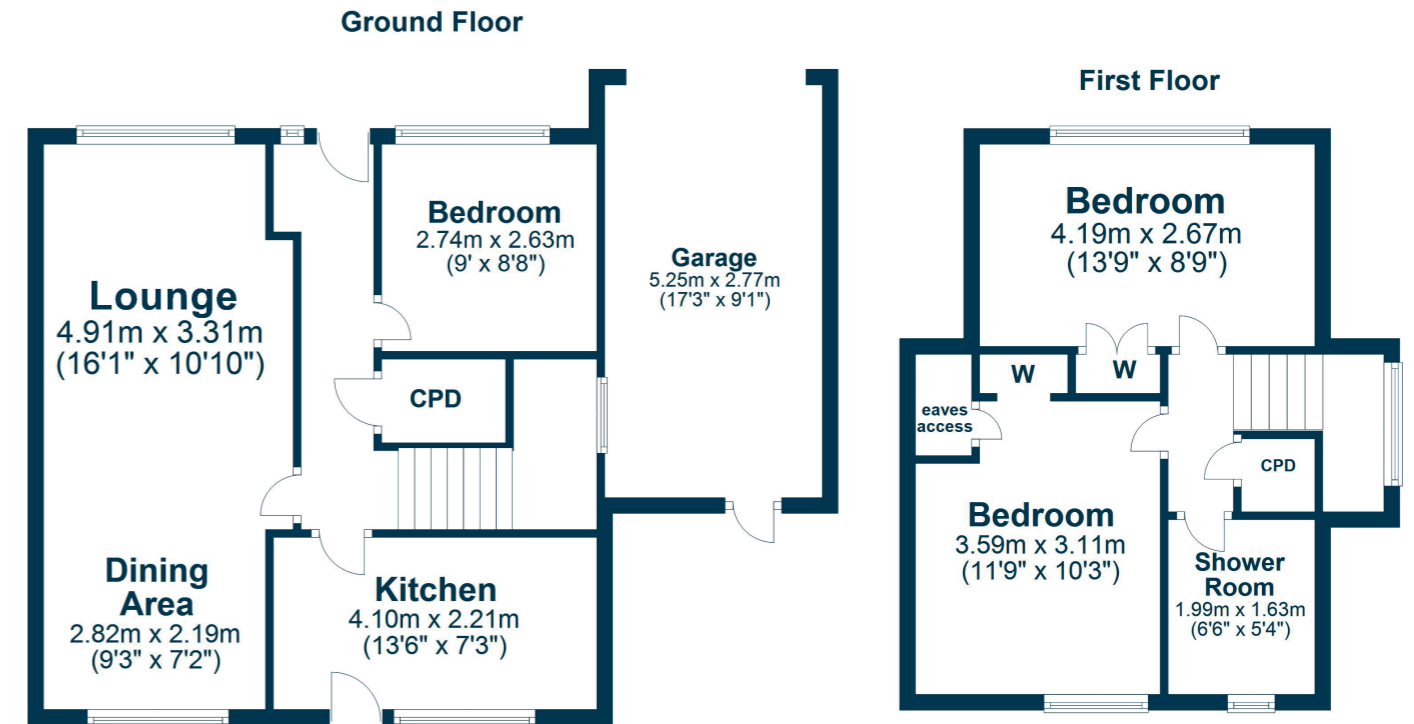
In summary the accommodation extends to, on the ground floor, a reception hallway, front facing lounge open plan to the dining area, downstairs bedroom and fitted kitchen. Upstairs there are two further bedrooms (both with fitted wardrobes) and completing the accommodation is a luxury three piece shower room.

Externally the front garden is laid to lawn with shrubbery borders and parking for several vehicles. To the side there is an attached garage with courtesy door to the rear. The fully enclosed, south facing rear garden is laid to lawn with mature plants and trees, shrubbery borders and paved patio.









Pemberton Valley is a highly popular residential address within the catchment area for Alloway Primary School and close to a range of local amenities. For the commuter there is ease of access to the A77/M77 bypass while the centre of Alloway village is around 0.5 miles distant. Ayr town centre is around three miles distant and provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY5050 | Sat Nav: 14 Pemberton Valley, Alloway, KA7 4UH

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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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