



2 BELLEVALE QUADRANT

AYR

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3 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

A truly impressive and unique detached bungalow, with a substantial amount of spacious and flexible accommodation in a sought-after address close to Alloway village and the amenities of Ayr.

Bellevale Quadrant is a first class address at the south end of Ayr, close to Belleisle Park and within walking distance of the Rozelle Estate and the historic village of Alloway. Number 2 is a substantial detached bungalow, set on a generous south-facing plot, that offers a rarely available amount of living space in such a sought-after location. The property extends across six principal apartments, with all of the accommodation on the ground floor, a conservatory extension, a fitted four piece bathroom suite, ample storage throughout and a detached wooden garage to the side that all complete a fantastic home, which will appeal to a wide range of potential buyers. There are garden grounds that surround the property, with hard-landscaped gardens to the front, ample off road parking to the side and a sunny, private south facing garden at the rear.

In more detail, the internal accommodation extends to an entrance vestibule with a cloakroom, an inner hallway with a storage cupboard and loft access, a spacious bay-windowed lounge with a feature fireplace and a double aspect to the rear, a flexible formal dining room that leads through into both the conservatory, with sliding patio doors to the garden, and a fitted dining kitchen, with a door out to the rear, three large double bedrooms, two of which have fitted wardrobes, and a bathroom suite with a separate shower cubicle.

Externally there are garden grounds to the front, side and rear, with the front mainly hard landscaped, with a driveway at one side and a wooden garage with an attached potting shed. At the other side there are decorative gardens, with mature shrubs, trees and lawn that continue round to the south-facing rear garden, which offers excellent privacy.









Belleval Quadrant is to the south of the market town of Ayr, close to the historic village of Alloway and continues to be a highly regarded and sought after residential address. It is well-placed for all the amenities one would expect from a large coastal town, including a comprehensive range of retail shopping, restaurants and recreational facilities, including the popular Ayr Racecourse. Transport links include Prestwick International Airport and swift commuting to Glasgow and the surrounding areas via the electrified rail service or the A77/M77 road network.

AY5043 | Sat Nav: 2 Belleval Quadrant, Ayr, KA7 2RR

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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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