



21 LEEWARD PARK

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

21 Leeward Park is a stylish four bedroom detached villa offering modern family living. Featuring two spacious reception rooms, an open plan kitchen and dining area with French doors leading to a large timber sun deck, and a double garage. With four double bedrooms, ample wardrobe space, a four-piece bathroom and a ground floor w.c., this home combines comfort, space, and a prime location.

21 Leeward Park is a beautifully presented four bedroom detached villa situated in the desirable Alloway area of the seaside town of Ayr. This spacious family home offers a blend of modern living and stylish design, perfect for today's lifestyle.

On the ground floor, a welcoming reception hall with a w.c/ cloakroom. The heart of the home is a stunning modern fitted kitchen with an open-plan dining area, featuring a suite of integrated appliances and French doors that open onto an expansive timber sun deck, which is perfect for outdoor entertaining. The property also benefits from two generous reception rooms, providing versatile spaces.

Upstairs, an upper landing with four well-proportioned double bedrooms, ample wardrobe space, ensuring plenty of storage and a family bathroom/ shower room with four-piece suite; a bath and a separate walk-in shower.

Outside, an immaculate driveway leads to a large double garage adding further convenience and functionality to this superb property.

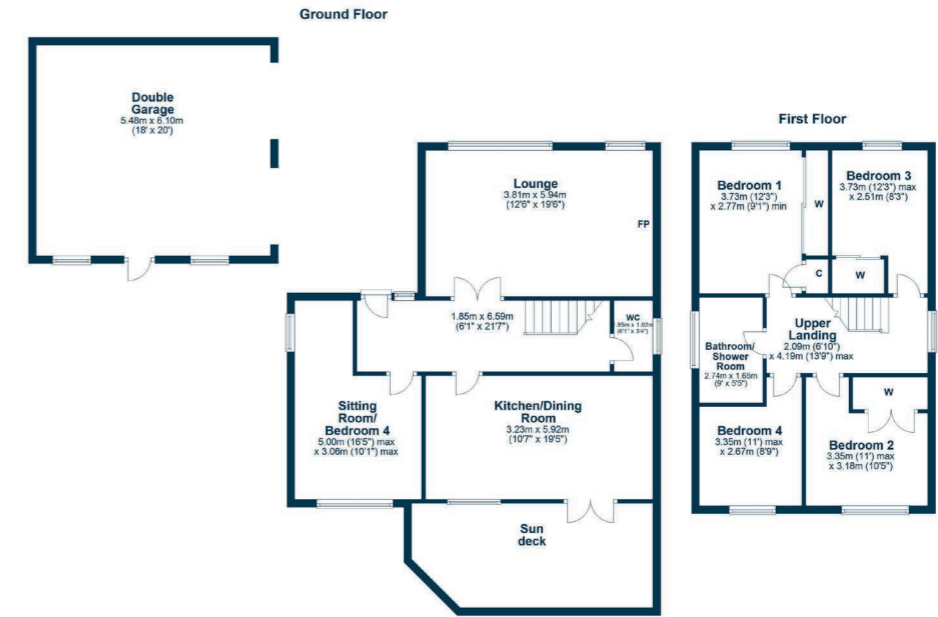
Set within a peaceful cul-de-sac and surrounded by attractive outdoor space, the mature perimeter hedges add privacy to the gardens.

21 Leeward Park is the perfect family home, combining modern comforts with a sought-after location in Alloway, just a short distance from Ayr's excellent schools, amenities, and transport links.









Alloway is one of Ayr's most prestigious and sought after areas. Steeped in history, it is famously known as the birthplace of Scotland's national poet, Robert Burns. The Robert Burns Birthplace Museum and nearby landmarks like the iconic Brig o' Doon and Alloway Auld Kirk give the village a rich cultural heritage, drawing visitors from across the globe.

Despite its historical charm, Alloway also offers modern conveniences, making it a perfect place for families and professionals alike. The area boasts a variety of local amenities, including highly regarded primary and secondary schools, such as Alloway Primary and nearby Ayr Academy, making it popular with families. Private schooling is available at Wellington School.

There are local shops, cafes, and the Cambusdoon Sports Club, which offers cricket, tennis, and other recreational facilities. Alloway is within easy reach of supermarkets and retail parks in Ayr.

Alloway village is surrounded by picturesque countryside and close to the Ayrshire coastline, offering ample opportunities for outdoor activities, including walking, cycling, and golfing at nearby courses such as Belleisle and Seafield. The town of Ayr, just a short drive away, provides further leisure and shopping facilities, including restaurants, bars, and a lively town centre.

Alloway also benefits from excellent transport links, with Ayr train station providing regular services to Glasgow and beyond, while the nearby A77/M77 offers quick road access to the Central Belt and Glasgow Prestwick Airport. This combination of cultural heritage, local amenities, and easy access to larger cities makes Alloway a prime location for a relaxed yet well-connected lifestyle.

AY5054 | Sat Nav: 21 Leeward Park, Ayr, KA7 4XF

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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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Corum Ayr
10 Beresford Terrace, Ayr, KA7 2EG

Tel: 01292 880 888

Email: ayr@corumproperty.co.uk

www.corumproperty.co.uk