



**7 LEeward PARK**  
ALLOWAY

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5 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

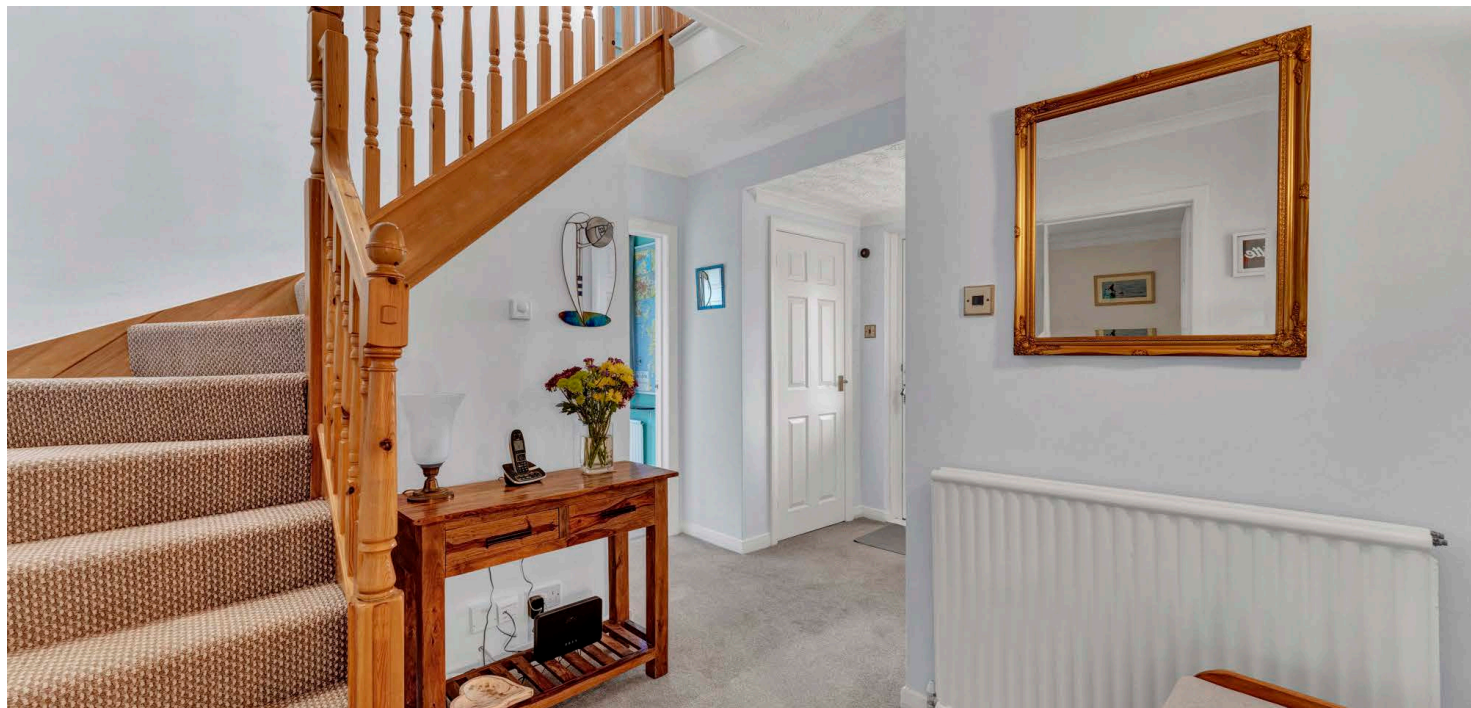
**A substantial and beautifully presented detached family villa nestled within a quiet cul-de-sac in Alloway, with extended accommodation and gorgeous landscaped garden grounds.**

Leeward Park is a quiet cul-de-sac, set within a popular residential area of Alloway, the historic birthplace of Robert Burns, and just minutes from the market town of Ayr and transport links to Glasgow and surrounding areas. Number 7 is an extended detached family villa that offers to the market an unrivalled amount of accommodation and bright living space across eight main apartments, with a luxury dining kitchen, separate utility room, a WC, a family bathroom, a master en suite and ample storage, including an integral garage. The landscaped gardens perfectly complement the interior, with monoblock off road parking to the front and south-facing level gardens, with a range decorative shrubs and a delightful mixture of hard and soft landscaping. The property also takes advantage of its sunny position at the rear, with 3.6kw solar panels that also heats additional hot water stored in a tank.

In more detail, the internal accommodation extends to an entrance porch, a welcoming hallway with stairs to the upper floor, under stairs storage and a downstairs WC, a downstairs bedroom currently used as a home office, a spacious lounge with a feature fireplace and sliding patio doors through to a bright conservatory with access to the garden, a modern and stylish chef's kitchen open plan into a dining area with patio doors to the garden, a family room that also has patio doors to the garden, a separate utility room with a door to the front and an integral garage, with light and power. On the upper floor there is a master bedroom with a recently fitted en suite shower room, two double bedrooms, a luxury family bathroom suite and a single bedroom.

Externally there are hard-landscaped gardens to the front, laid with monoblock to allow ample off road parking for several vehicles. There is gated access at the side round to a fully enclosed and south-facing rear garden, which has a manicured lawn, paved pathways, decorative shrubs and trees, vegetable patches, a garden shed and a greenhouse with toughened glass, automatic windows, power and a water supply.

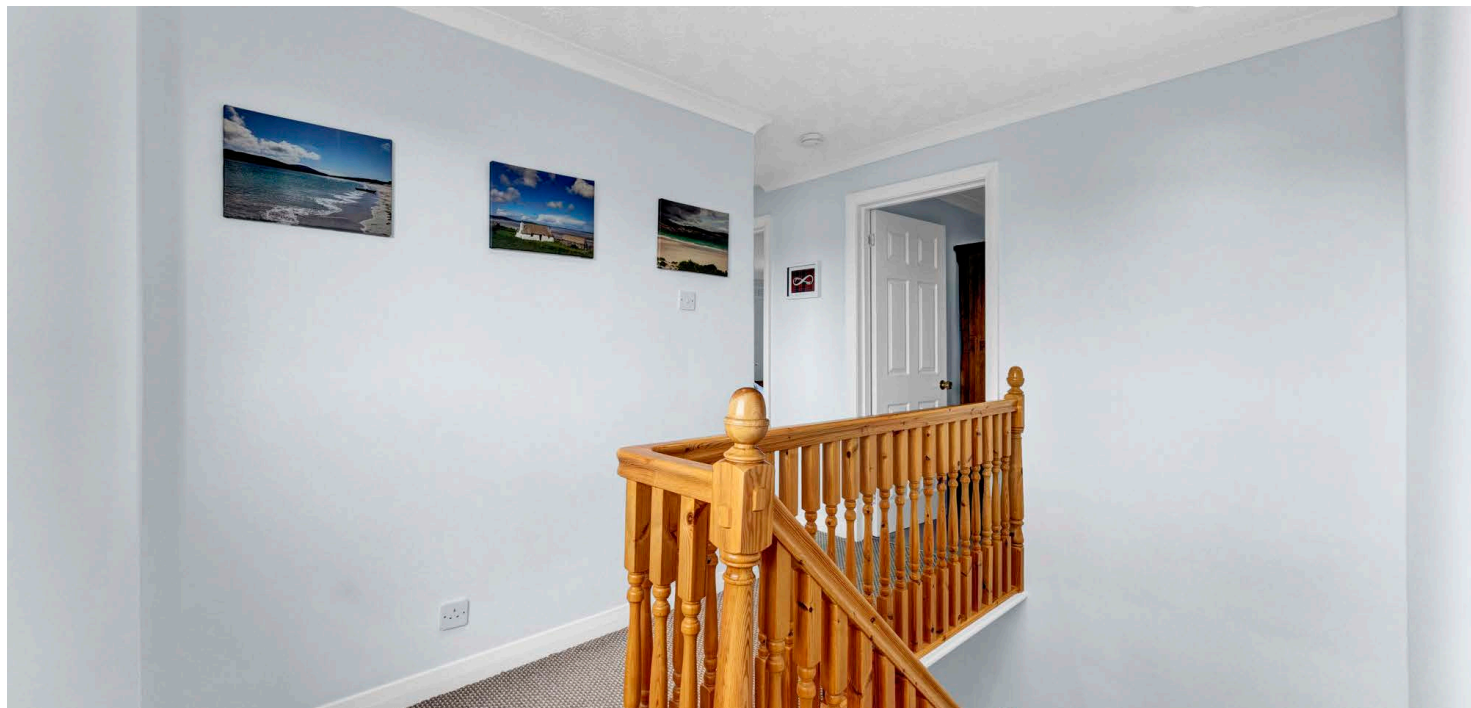












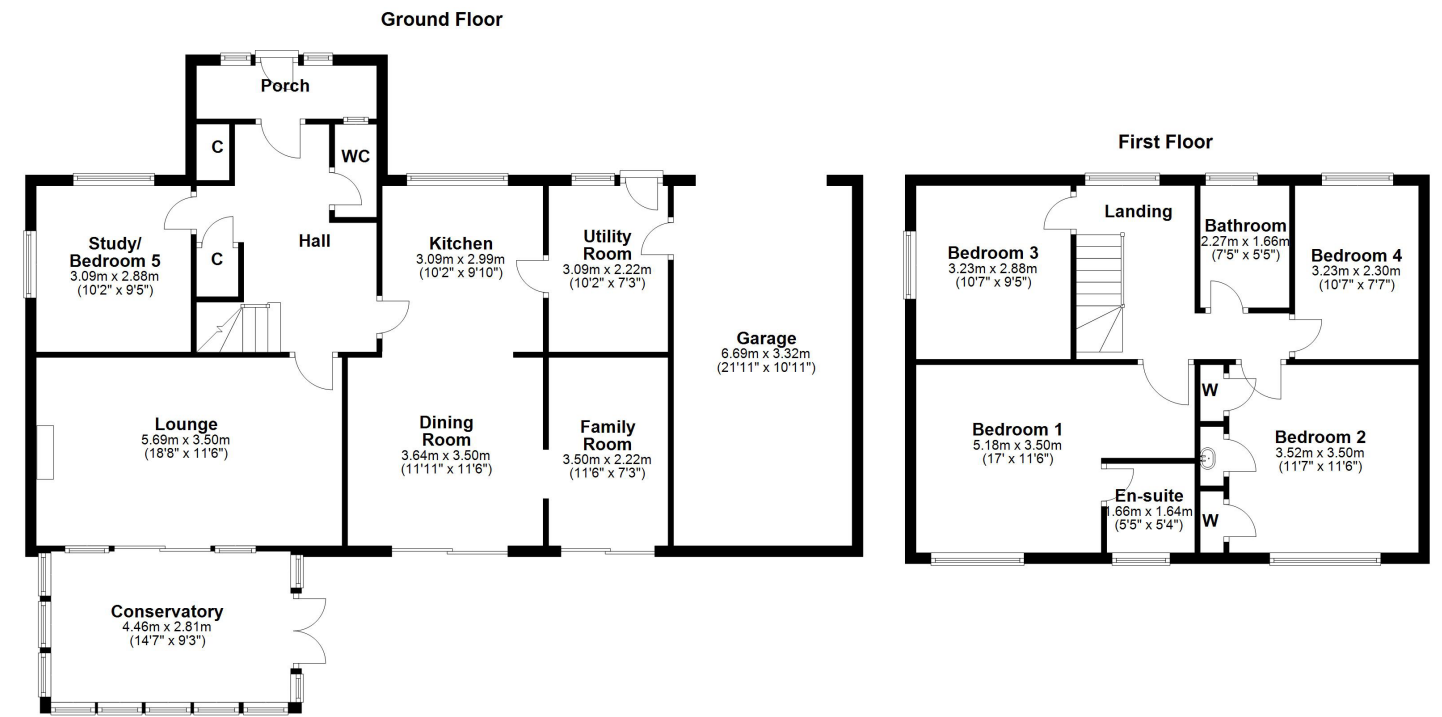
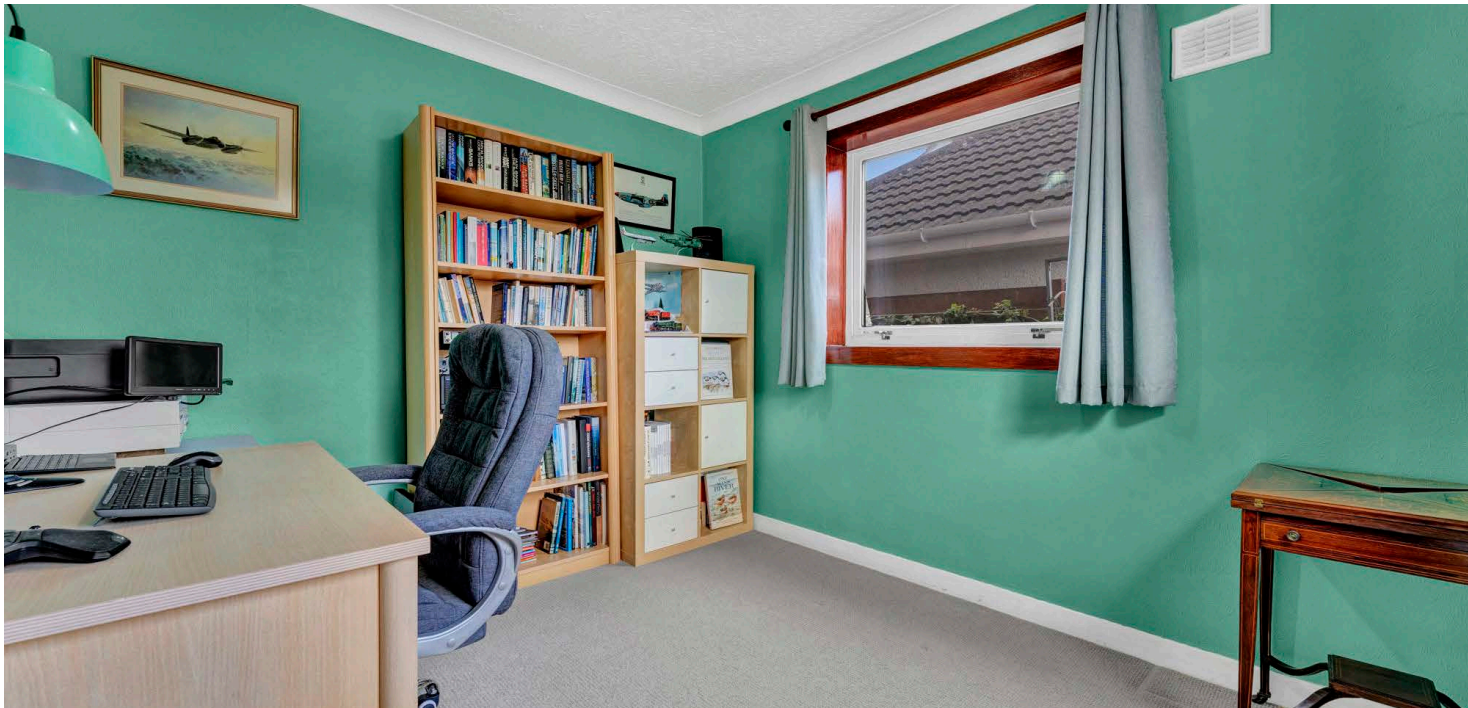












Alloway has a wide range of local amenities and there is easy access from Leeward Park to the A77 trunk road which provides swift commuting by car to Glasgow. Ayr town centre has a comprehensive range of supermarket and retail shopping, transport and recreational facilities.

**AY5010** | Sat Nav: 7 Leeward Park, Alloway, 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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