



45 MOUNT CHARLES CRESCENT
ALLOWAY

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3 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

A charming detached villa providing spacious accommodation and set in generous, south facing gardens within a first class residential address close to Belleisle Park.

Number 45 is a detached villa which has been lovingly cared for and maintained by the current owners for over 50 years. The property does not require a degree of modernisation however represents a rare opportunity to acquire a spacious home with space to extend if required subject to any appropriate consents.

Features and benefits include a fitted kitchen, conservatory, generous room proportions throughout, double glazing, gas central heating with a 'Worcester' boiler housed in the garage, extensive wardrobe and cupboard space and an alarm system.

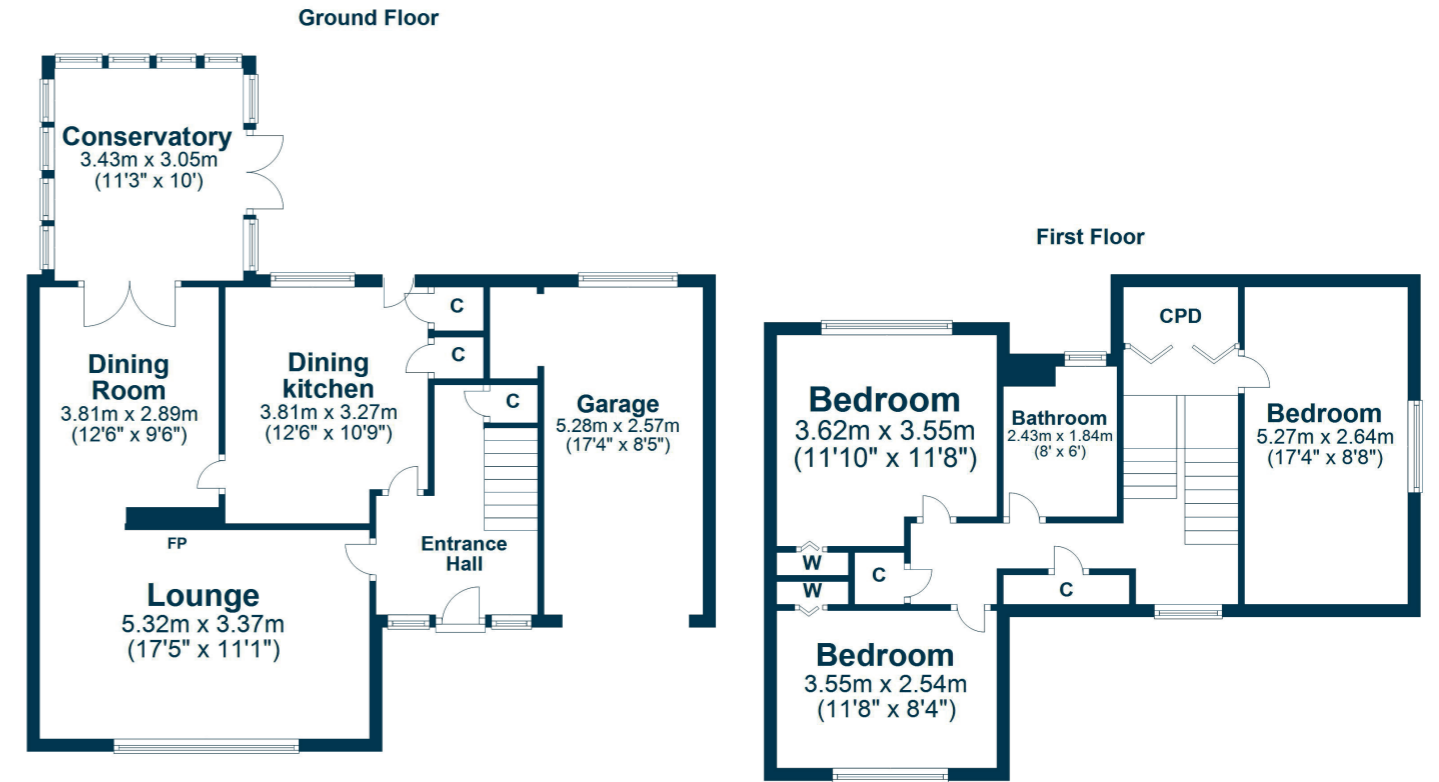
In summary the accommodation extends to, on the ground floor, a welcoming reception hallway, front facing lounge with feature fireplace and semi open plan to the dining room, conservatory overlooking the rear garden and a fitted kitchen with space for dining. Upstairs there are three double bedrooms and a three piece bathroom.

Externally the property enjoys generous, mature gardens. The front garden is laid to lawn with shrubbery borders and block paved driveway providing off street parking for several vehicles and culminating in the attached garage. The fully enclosed rear garden offers a high level of privacy and is predominantly laid to lawn with well stocked shrubbery borders and raised patio area.









Mount Charles Crescent is positioned adjacent to Belleisle Park and widely considered one of Alloways most sought after residential addresses. The property is within close proximity to the centre of the historic village of Alloway which provides a range of amenities including an excellent primary school, pharmacy, post office/general store, coffee shop and surgery. 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.

AY5149 | Sat Nav: 45 Mount Charles Crescent, Alloway, KA7 4PA

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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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